



**FOR SALE**

**130 Upper Knockbreda Rd, Castlereagh, Belfast, BT6 9QB**

Former Cedars Residential Home & adjoining house – in one or two lots.

**Lisney**



## Features

- Lot 1 - Extensive former residential home /refurbishment opportunity.
- Lot 2 - Substantial 5 bedroom residential dwelling & garage.
- Situated on an extensive mature site of c. 0.6 acres (total)
- Former residential home, c. 9,406 sqft (Gross Internal Area) of buildings.
- Suitable for a wide variety of uses. Subject to planning permission. (eg guest house, hostel, retreat, consulting rooms, counselling rooms).
- Prominent frontage onto A55, close to Forestside Shopping Centre.
- Available in 1 or 2 lots.

## Location

The subject property is situated on the southern side of the Upper Knockbreda Road in the south eastern suburbs of Belfast, approximately 3.3 miles from Belfast City Centre.

The property is prominently located and has excellent profile onto the Upper Knockbreda Road.

The immediate area is primarily residential in nature with nearby amenities including Lisnaharragh Primary School, Lidl, Forestside Shopping Centre. The adjoining occupier is the Cedar Grove Veterinary Clinic.

| Destination          | Distance (Miles) |
|----------------------|------------------|
| Belfast City Centre  | 3.3              |
| Belfast City Airport | 4.6              |
| M1 Motorway          | 6                |
| Londonderry/Derry    | 72               |
| Dublin               | 102              |



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## Description

The entire property is situated on a site of c 0.6. acres and comprises a three storey former residential care and adjoining residential dwelling, garage.

### Lot 1 - Former Care Home

Lot 1 comprises a three storey period building and a 2 storey extension semi-detached former residential care home of c. 9,406 sqft is situated on a site of approximately 0.4 acres. The building itself is of traditional masonry construction under a pitched slated roof.

Internally the accommodation is currently arranged to provide 22 bedrooms, 2 bathrooms, WC facilities, kitchen, dining room, TV lounge, sitting room, laundry, staff room and office accommodation. The property benefits from a 2015 'Olympic' passenger lift (400 kg capacity). Internally the specification generally comprises plastered and painted walls, concrete floors with carpet/wood floor covering.

There is car parking for approx 12 cars located on the eastern boundary of the site.

### Lot 2 - House - 2a Orchardvale

Lot 2 comprises a substantial two storey detached residential dwelling and garage situated on a site of approximately 0.2 acres and is accessed from the Orchardvale estate. The property is currently interlinked to the former care home.

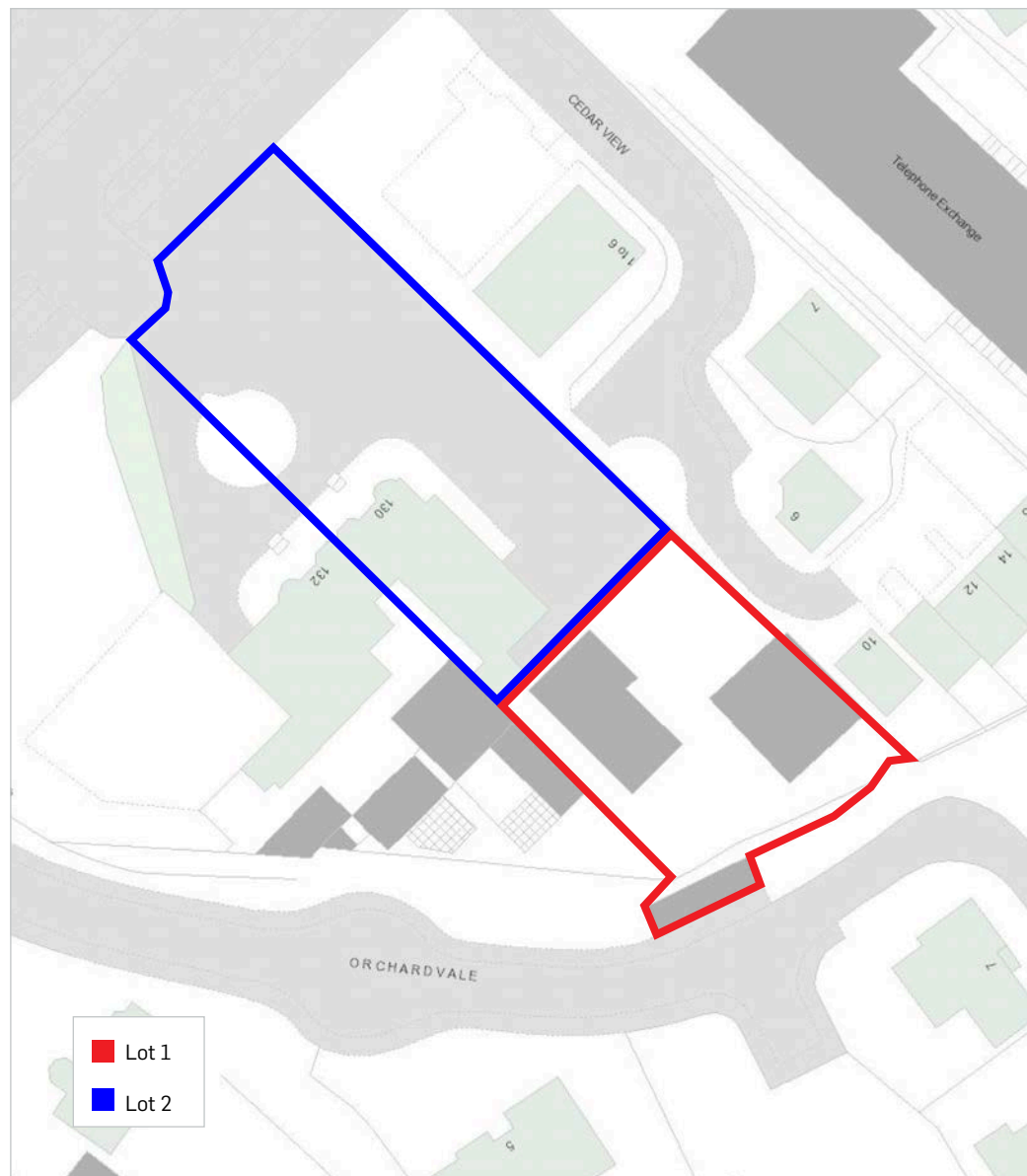
The building itself is a mix of traditional masonry & timber frame construction under a pitched ceramic tile roof. Internally the property comprises five bedrooms (three of which are ensuite), kitchen, utility room, dining room, living room, bathroom and separate WC/cloakroom facilities. The specification includes plastered and painted walls, double glazed PVC windows and a combination of carpet, wooden and ceramic tile flooring.

The property also benefits from an adjoining garage and workshop/store.

Externally there is a well landscaped courtyard/patio area with a feature stone finish.

### Lot 3

The entire.



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Accommodation

Lot 1 - Former Care Home

| Description              | Size (Sqft) |
|--------------------------|-------------|
| Ground Floor (Original)  | 3,188       |
| Ground Floor (Extension) | 985         |
| Boiler Room              | 135         |
| First Floor (Original)   | 2,229       |
| First Floor (Extension)  | 650         |
| Second Floor (Original)  | 2,219       |
| Total                    | 9,406       |

\*Floor Plans available upon request.





Accommodation

Lot 2 - House - 2a Orchardvale

| Description          | Size (Sqft) |
|----------------------|-------------|
| Level 1              | 299         |
| Level 2              | 1,412       |
| Level 3 (estimated)  | 373         |
| Total                | 2,084       |
| Garage               | 454         |
| Workshop (estimated) | 700         |

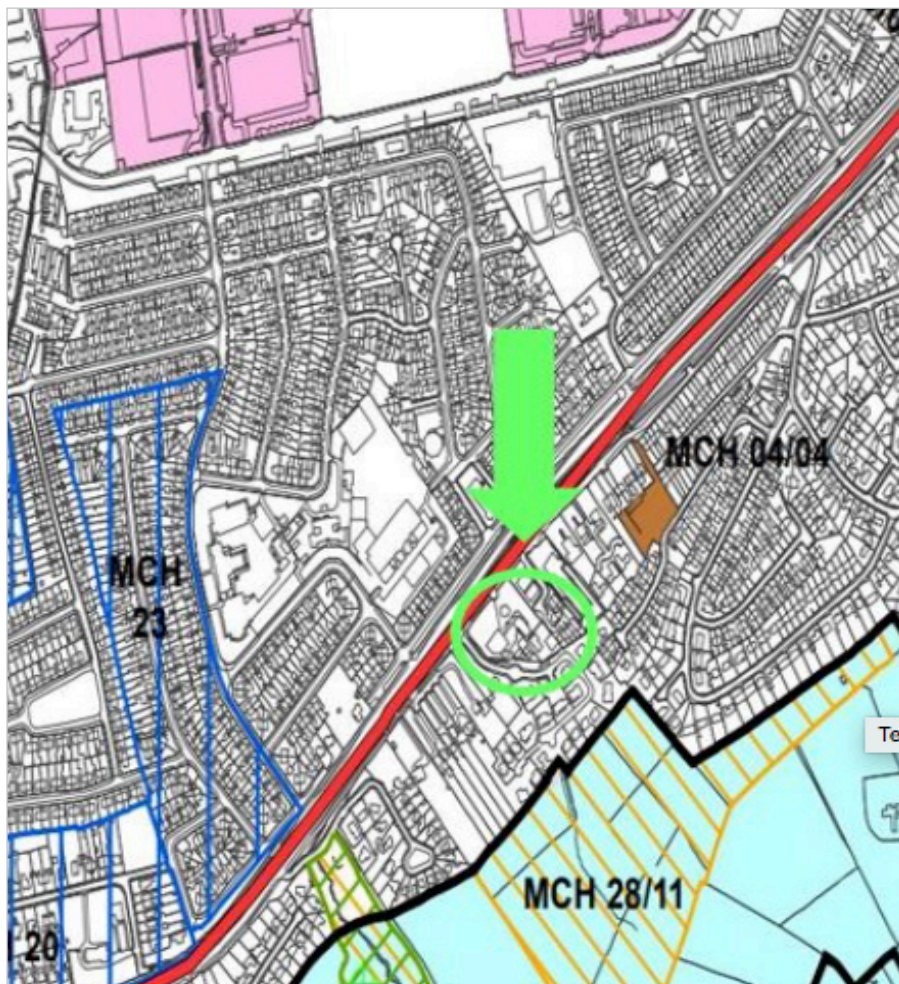






## Planning

The subject property lies within the 'Settlement Development Limit' in the Belfast Metropolitan Area Plan 2015 under Metropolitan Castlereagh.

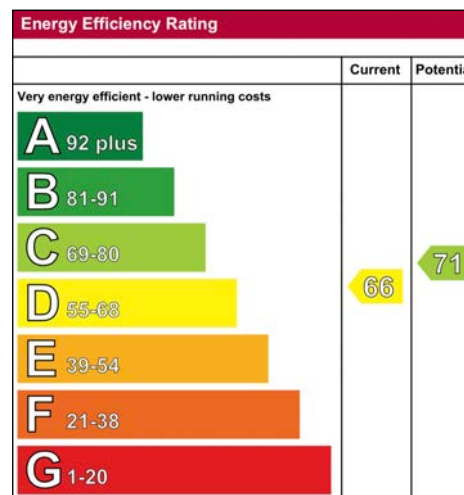


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## EPC

### Lot 1 - Former Care Home

The property has an Energy Efficiency rating of D99. A full certificate can be made available upon request.



## Asking Price

**Lot 1** - £750,000

**Lot 2** - £300,000

## VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

## Title

Assumed Long Leasehold

### Lot 2 - House - 2a Orchardvale

The property has an Energy Efficiency rating of

A full certificate can be made available upon request.



## Stamp Duty

This will be the responsibility of the purchaser.

## Contact

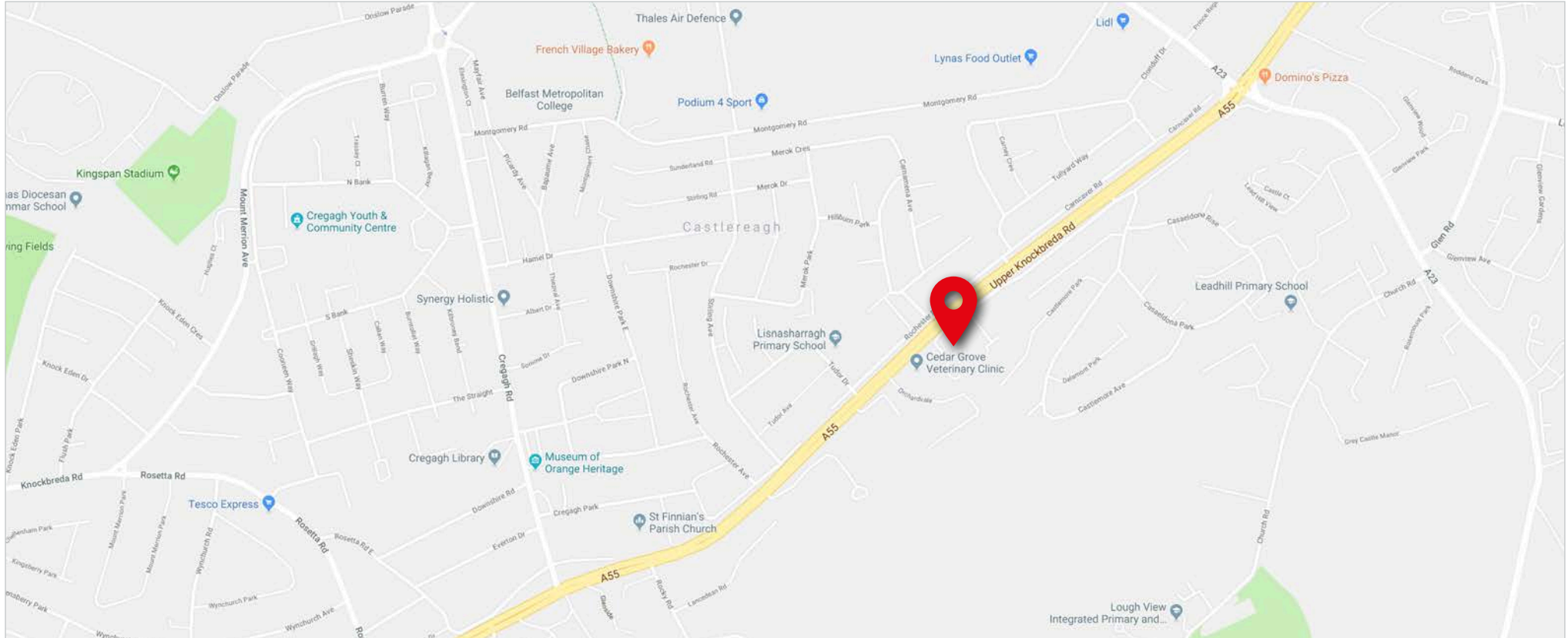
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## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.