



FOR SALE

**McCartney House, 529 Upper Newtownards Road, Belfast, BT4 3LN**

Outstanding Refurbishment/ Development Opportunity (STPP) on site of 0.57 Acres

**Lisney**



## Features

- Stunning 6 bedroom detached dwelling on a site of 0.57 acres.
- Perfect opportunity for refurbishment into a beautiful family home.
- Many retained period features including ceiling roses and cornicing.
- Located just 200 metres from the gates of Stormont.
- Potential development site (subject to planning).

## Location

The subject property is located approximately 3.7 miles east of Belfast City Centre, on the Upper Newtownards Road, one of the city's arterial routes.

The Upper Newtownards Road acts as a link between the city of Belfast and the commuter towns of Dundonald, Comber and Newtownards.

The property is located between the Knock crossroads and Stormont.

## Description

The subject property comprises an imposing two storey dwelling on a rectangular shaped site of approximately 0.57 acres. The site is mostly level, with a small incline towards the rear of the land.

The property can be accessed via the Upper Newtownards Road using a formerly gated entrance. The land surrounding the building is mostly grass, with a well maintained tarmac area and driveway surrounding the property.

The property itself is approximately 2,189 sqft and comprises the original dwelling with a more modern extension to the rear. The original features are still mostly intact, with detailed cornicing and ceiling roses adding to the period feel of the property.





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## Accommodation Schedule

| Floor  | Room         |                           | Sq M               | Sq Ft              |
|--------|--------------|---------------------------|--------------------|--------------------|
| Ground | 1            | Dining Room               | 17.64              | 189.88             |
|        | 2            | Kitchen                   | 14.49              | 155.97             |
|        | 3            | Porch                     | 1.75               | 18.84              |
|        | 4            | Hallway                   | 7.16               | 77.07              |
|        | 5            | Drawing Room              | 23.88              | 257.04             |
|        | 6            | Study                     | 9.46               | 101.83             |
|        | 7            | Bathroom                  | 3.14               | 33.80              |
|        | 8            | Hallway                   | 7.65               | 82.34              |
|        | 9            | W.C.                      | 3.26               | 35.09              |
|        | 10           | Utility Room              | 1.58               | 17.01              |
|        | 11           | Storeroom                 | 2.80               | 30.14              |
|        | 12           | Storeroom                 | 9.42               | 101.40             |
|        | 13           | External Boiler Room      | 1.67               | 256.29             |
| First  | 1            | Bedroom 1                 | 14.11              | 151.88             |
|        | 2            | Bedroom 2                 | 4.94               | 155.97             |
|        | 3            | Bedroom 3                 | 15.30              | 18.84              |
|        | 4            | Hallway                   | 4.78               | 77.07              |
|        | 5            | Bedroom 4                 | 14.67              | 257.04             |
|        | 6            | Bedroom 5                 | 14.66              | 101.83             |
|        | 7            | Airing Cupboard           | 1.05               | 33.80              |
|        | 8            | Bedroom 6                 | 5.48               | 82.34              |
|        | 9            | Hallway                   | 3.37               | 35.09              |
|        | 10           | Bathroom                  | 4.13               | 17.01              |
|        | 11           | Hotpress                  | 1.83               | 30.14              |
|        | 12           | Storeroom                 | 0.32               | 101.40             |
|        | 13           | First Floor Attic/Storage | 14.86              | 160.00             |
|        | <b>Total</b> |                           | <b>203.39 sq m</b> | <b>2,189 sq ft</b> |



Image for indicative purposes only

## Accommodation

The accommodation is arranged as follows:

Site Area: 0.57 Acres

Buildings: 2,189 sq ft (203.39 sq m)

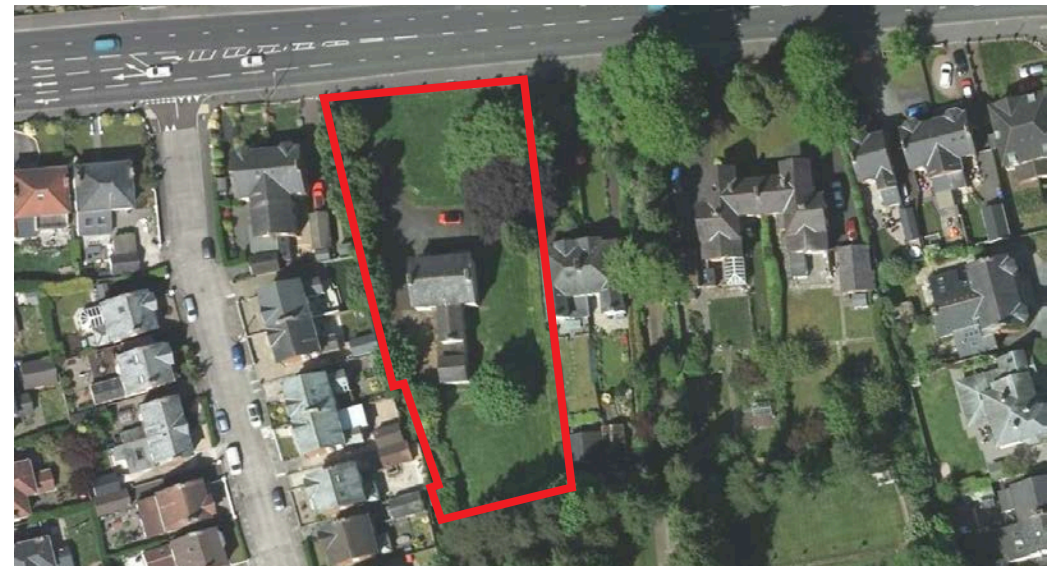
## Planning

We have reviewed the planning history and do not believe there to be any live planning consents on the property.

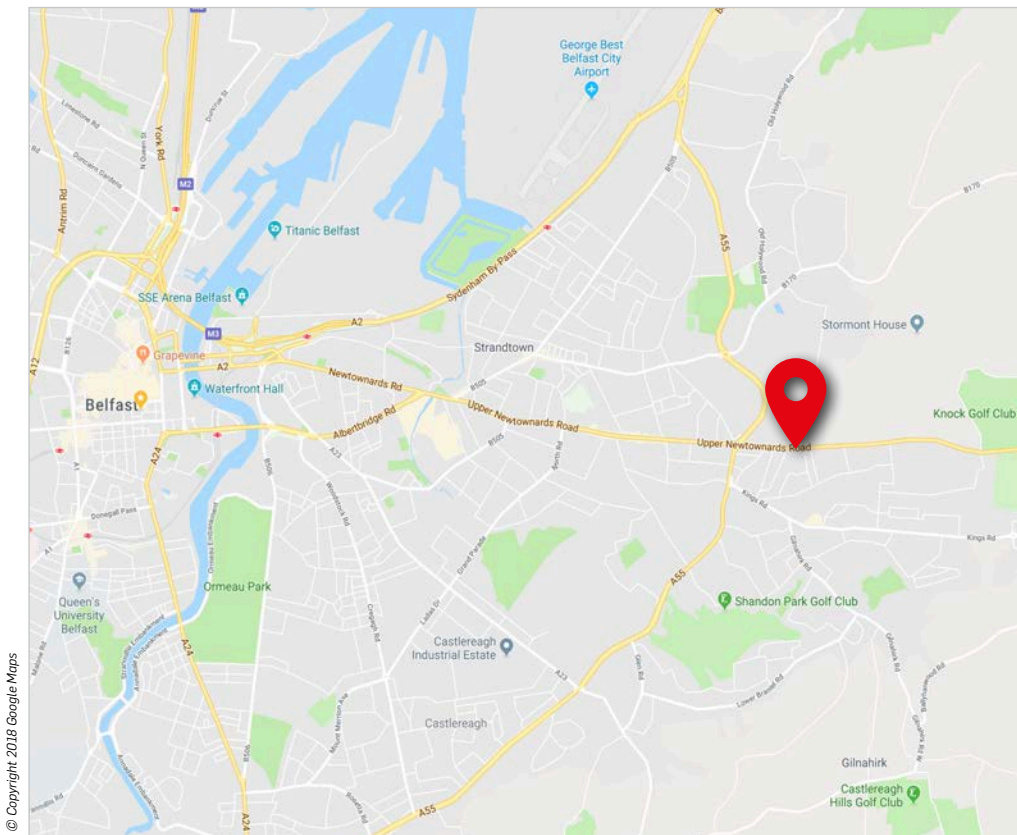
The property is within an Area of Townscape Character under the Castlehill Road plan of the Belfast Metropolitan Area Plan 2015.

Parties are encouraged to make their own enquiries in relation to this.





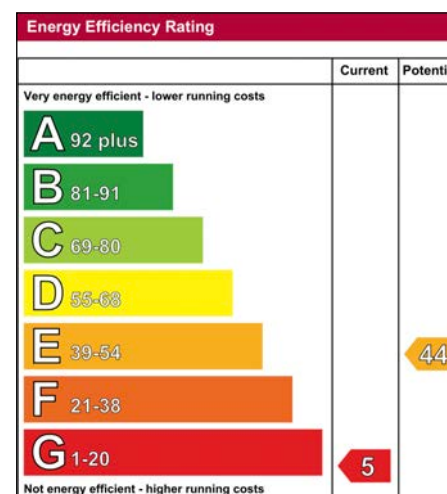




## EPC Rating

The property has an Energy Efficiency rating of G5 with a potential rating of E44.

A full certificate can be made available upon request.



## Asking Price

Offers around £425,000 exclusive are invited.

## Title

We understand the property is held on a long leasehold basis of 10,000 years from March 1891.

## Rates

NAV: £410,000  
 Annual rate £19/20 0.007901  
 Rates Payable 19/20 £3239.41

## Stamp Duty

This will be the responsibility of the purchaser.

## VAT

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

## 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/uksi/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.

## Contact

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