

Hunters Chase, Crumlin Road, Lower Ballinderry, Lisburn, BT28 2JU

For Sale

Residential development site totalling approximately 3.4 acres with full planning permission for 23 units



Lambert
Smith
Hampton

Summary

- Excellent residential development opportunity extending to 3.4 acres;
- Attractive location 9 miles outside of Lisburn in a well-established residential area;
- Full planning permission for 23 residential dwellings;
- Offers invited in the region of **£575,000** exclusive.

Location

Lower Ballinderry is a small village located approximately 9 miles west of Lisburn. The village is in close proximity to both Portmore Lough and Lough Neagh and is almost exclusively residential, making it a popular location for those commuting to larger towns such as Lurgan, Moira and Lisburn. Lisburn is Northern Ireland's third largest City and has a population of approximately 71,500 people as per the 2011 Census.

The subject site is located on the eastern side of Portmore Road in close proximity to Millvale and Hunter's Chase, both of which are residential developments.

Description

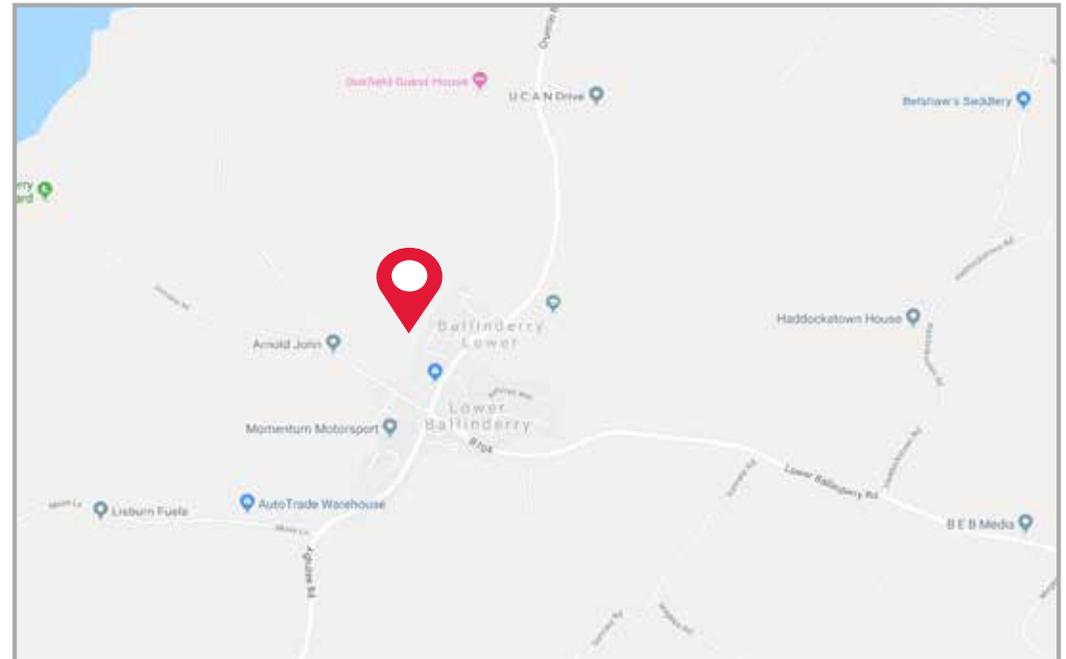
The subject site extends to approximately 3.4 acres and occupies an attractive position in Lower Ballinderry. Surrounding land use is almost exclusively residential, highlighting the location's attractiveness as a residential area. The local school within the village is Lower Ballinderry Primary and the village benefits from an Ulsterbus service between Lower Ballinderry and Lisburn.

The site is irregular in shape and has a slight sloping topography.

Planning

The subject site is located within the development limited as designated in the Belfast Metropolitan Area Plan (BMAP) 2015, it is zoned as 'Housing Land'.

The site was granted full planning permission on the 14th March 2019 for a residential development comprising of 23 units (planning reference: LA05/2017/0476/F). A full copy of planning permission and drawings are available upon request from the agent.

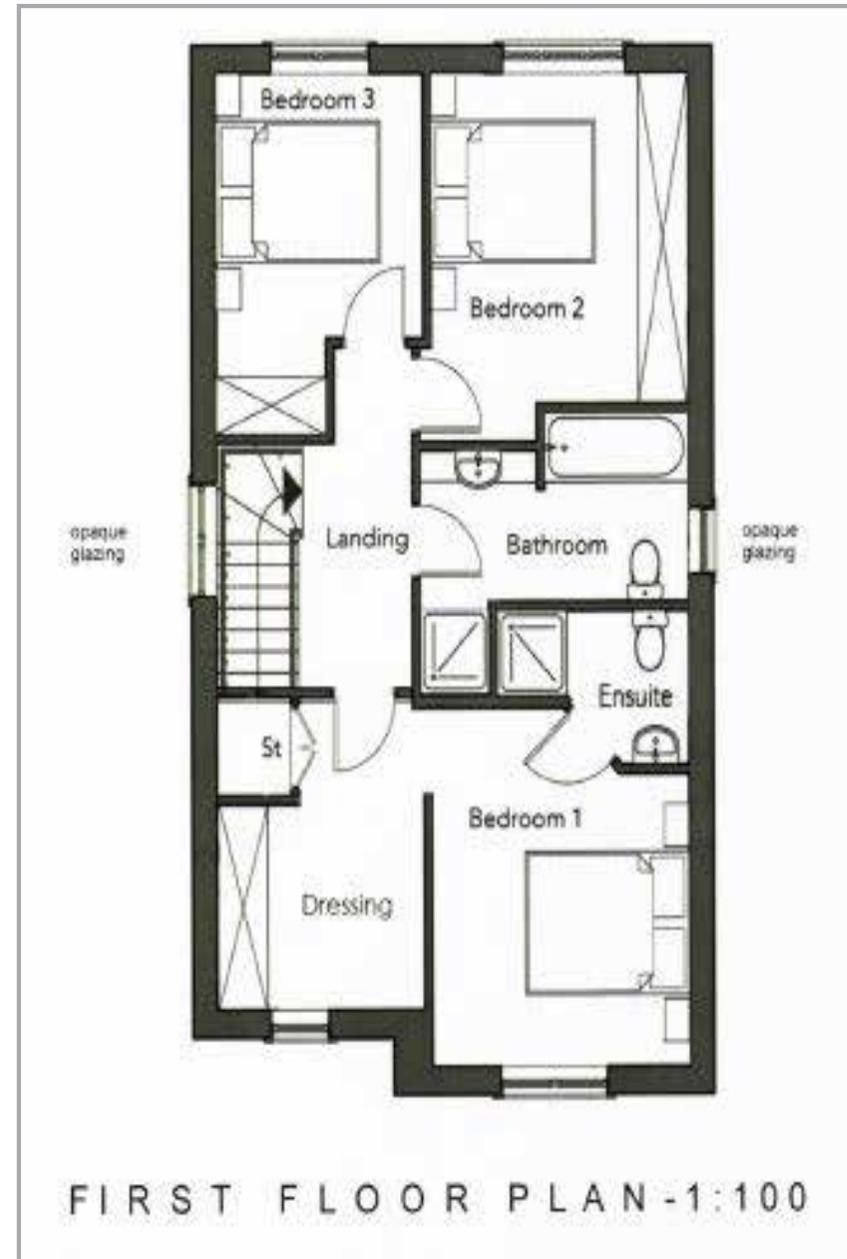


For Indicative Purposes Only

Typical 3 bedroom House - Ground Floor



Typical 3 bedroom House - First Floor



For Indicative Purposes Only

Aerial Photograph



For Indicative Purposes Only



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House Type Schedule - 23 units

7no. detached 4 bed, 6no. detached 3 bed, 10no. semi detached 3 bed

Type A	Detached	4 bed	1,300 sq ft	3no.
Type A1	Detached	4 bed	1,300 sq ft	3no.
Type G	Detached	4 bed	1,460 sq ft	1no.
Type K	Detached	3 bed	1,300 sq ft	4no.
Type K1	Detached	3 bed	1,300 sq ft	2no.
Type F	Semi-Detached	3 bed	1,050 sq ft	4no.
Type F1	Semi-Detached	3 bed	1,050 sq ft	6 no.

Title

We are advised that the subject site is held by way of freehold title.

Price

We are instructed to seek offers in the region of £575,000 exclusive (Five Hundred and Seventy Five Thousand Pounds Sterling).

Value Added Tax

VAT status to be confirmed. For more details, please contact the agent.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
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