

**simonBRIEN**  
RESIDENTIAL

**Building Site At**  
Lisleen Road East,  
Lisleen, Comber, BT23 5QB



Offers Around £195,000

Telephone 028 9042 8989  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

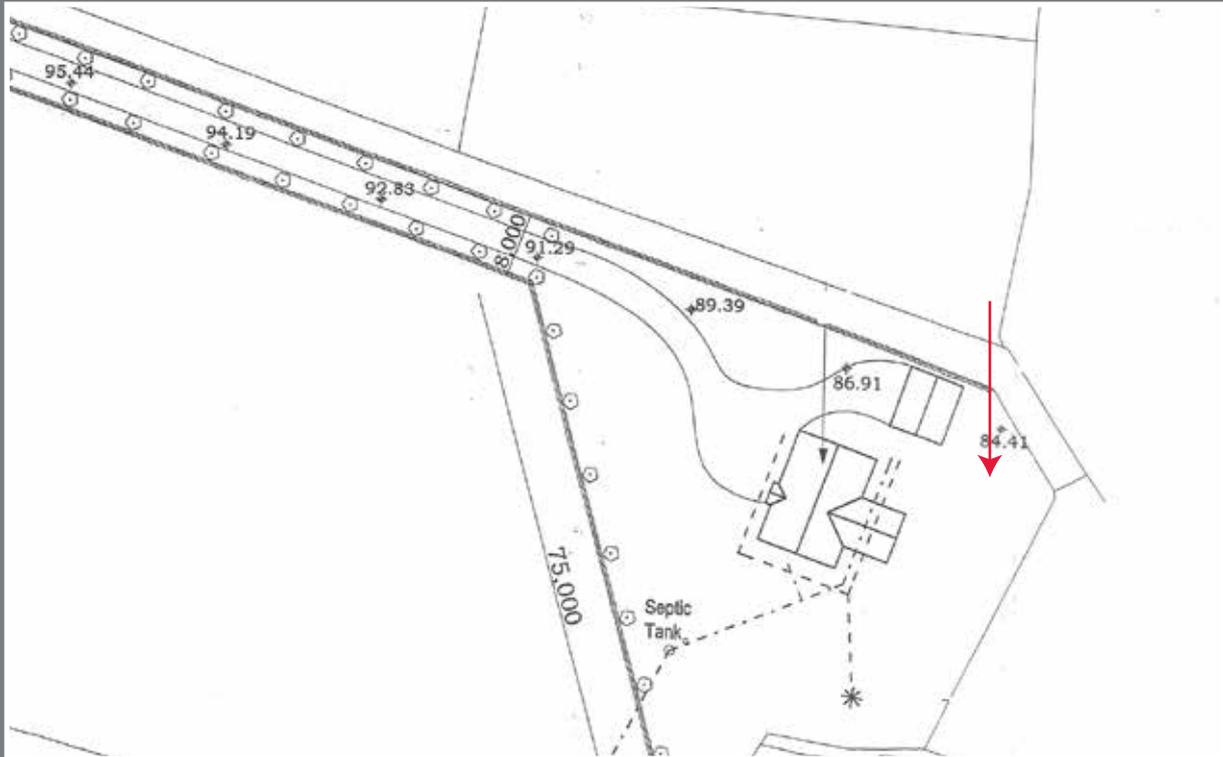
- Building Site Of Approximately One Acre
- Full Planning Permission For An 1,800 sqft Single Storey Detached Dwelling, with a 450 sq ft Garage with 450 sq ft Playroom above.
- Further Planning Application Has been Submitted Spring 2018 for a 2,800 sq ft Two Storey Dwelling
- Services To Site are in Place Under Hardcore Laneway Running From Road to Site
- Rural Outlook Across Rolling Countryside with Views Across To The Mourne Mountains
- Rural Location Approx 12 Minutes From Belfast City Airport, Belfast City Centre, and 10 Minutes From Ulster Hospital (Outside of Rush Hour)
- Rare Opportunity
- 

## SUMMARY

Planning permission has been granted for a detached dwelling with opportunity for an alternate design (subject to planning permission). Set in rural surroundings in the Gilnahirk/Castlereagh area this building site of approximately one acre enjoys pleasant outlook over rolling countryside and views to the Mourne Mountains yet lies only ten minutes from Belfast city centre and many local amenities. The site has been serviced from the road, including provision for electric gates. Interested parties should feel free to call at the site at their convenience. N.B. Service connections will be the responsibility of the purchaser. (Copies of the approved drawings are available from our Hollywood Branch)



# Location



Travelling up the Gilnahirk Road into the countryside pass the junction of Upper Braniel Road and continue and Lisleen Road East is on the right hand side.

Map reproduced from 2008 Ordnance Survey of Northern Ireland (1:125) map with the permission of the Controller of HMSO. Crown copyright 2007 Licence No. 1993

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



EPC REFERENCE NUMBER:

TBA

REF: DAJC/CR/H/07/AN



### South Belfast

525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
F 028 9068 3330  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

### North Down

60 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
F 028 9042 8844  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

### East Belfast

225-227 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
F 028 9059 5556  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
<b>Awaiting EPC Rating Information</b>		
D		
E		
F		
G		
Not energy efficient - higher running costs		



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.