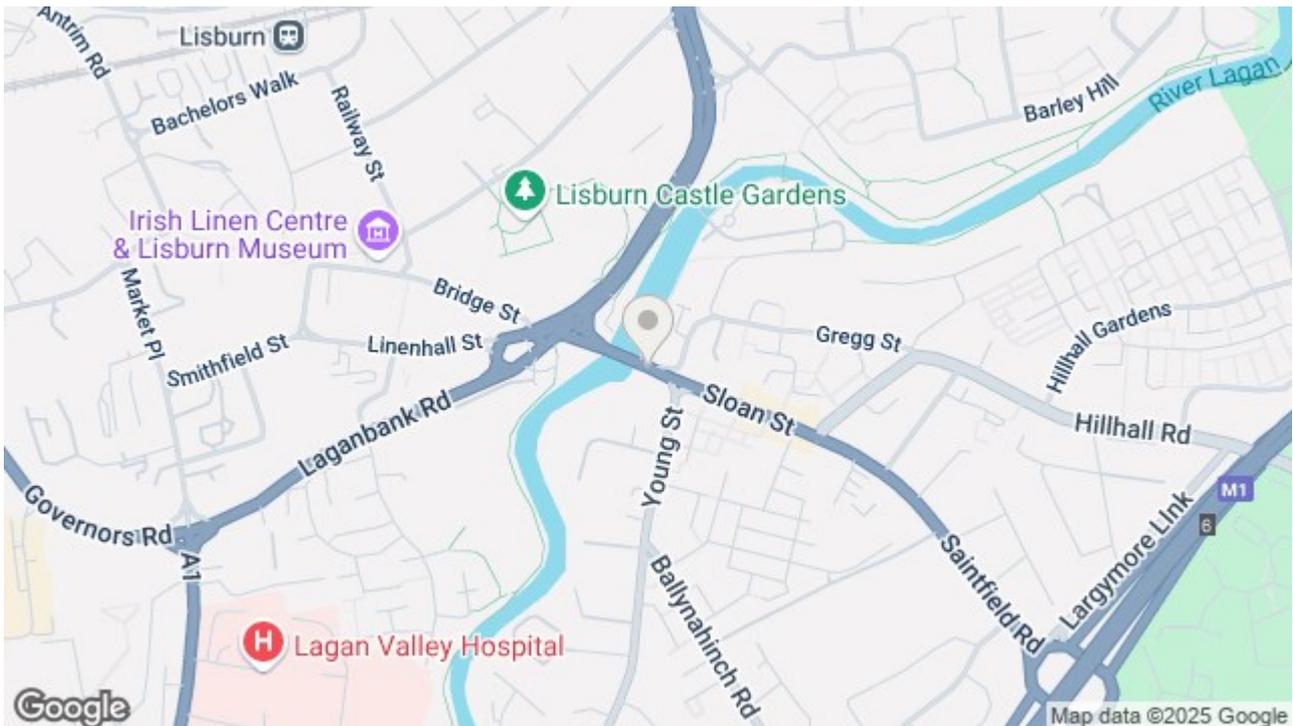




### DEVELOPMENT OPPORTUNITY, SLOAN STREET / GREGG STREET, LISBURN, ANTRIM, BT27 5AG



**ASKING PRICE £1,000,000**

We are pleased to offer for sale this prime development opportunity in the heart of Lisburn city. The site extends to approximately 1 acre and would be suitable for a variety of uses both residential or commercial subject to the appropriate planning. At present the plot comprises 14 units most of which are leased generating an annual income of approximately £75,000 per year, although some of the rental values are low for the area and may be subject to change.

The site can be approached using Sloan Street or to the rear via Gregg Street and is with in easy access of the M1 motor way and further afield.

Rarely does such a large area of ground come for sale in such a prime area, so early viewing would be advised.

For further information please contact the Ballynahinch office on 02897 561155.



Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and users are urged to check the accuracy of any future publication as appropriate shall be verified at our discretion. Ordnance Survey of Northern Ireland and Esri are the registered trademarks of Department of Finance and Personnel.

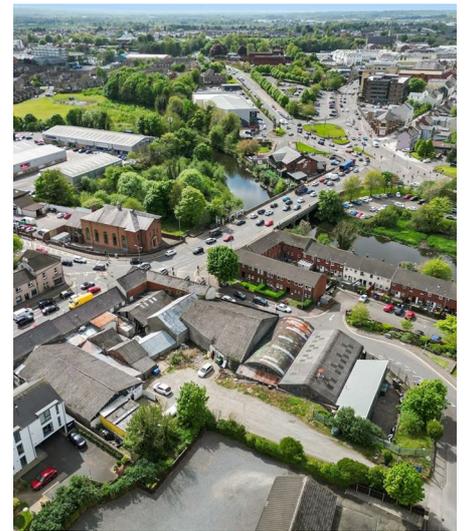
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**Emap** Online Scale 1:1250 Plan No. 16507SW3  
 19/11/2012 Customer Ref. JMC/FMM/M/Rush Plot I.D. 85727-1  
 P relates to the following address or grid reference  
 AN STREET LARGYMORE LISBURN BT7 5AG, IR520441  
 ORDNANCE SURVEY OF NORTHERN IRELAND



## At a glance:

- Development opportunity
- Currently generating approximately £75,000 per annum
- Prime location
- Circa 1 acre
- Residential or commercial possibilities

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

BALLYNAHINCH  
028 9756 1155

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028 9072 9270

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028 9188 8000

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028 4461 4101

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028 9064 1264

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028 9066 1929

RENTAL DIVISION  
028 9070 1000

**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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