



Instinctive
Excellence
in Property.

For Sale

**Excellent Development Opportunity
Planning Permission for a Care Home**

Former Rockfield Nursing Home
29 Greengraves Road
Belfast
BT16 1UZ

**MIXED USE DEVELOPMENT
OPPORTUNITY**



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MIXED USE DEVELOPMENT OPPORTUNITY

Location

The property is located approximately 7 miles east of Belfast via the Upper Newtownards Road and A20. Situated on the northern side of Greengraves Road, approximately 0.7 mile to the southwest of its junction with the A20. The property also has a secondary access point via Old Mill Grove housing development adjacent to 52 Millmount Lane.

Description

The B2 listed 2½ storey Georgian property comprises a former nursing home facility. The main house is currently presented in a dilapidated state and requires extensive refurbishment. There are three residential investment buildings adjacent to the main house comprising 12 no. flats.

There is also a single storey commercial warehouse unit and a gate lodge within curtilage.

Accommodation, Tenancies and Rates

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Property | Sq Ft | Sq M | Gross Rent (PA) | Capital Value | NAV |
|-------------------|-------|-------|-----------------|---------------|---------|
| Rockfield | - | - | - | - | £27,800 |
| Apartment 1 | 491 | 45.6 | £5,400 | £70,000 | - |
| Apartment 2 | 431 | 40.0 | £5,400 | £70,000 | - |
| Apartment 3 | 583 | 54.2 | £5,400 | £80,000 | - |
| Apartment 4 | 386 | 35.9 | £5,400 | £60,000 | - |
| Apartment 5 | 386 | 35.9 | £5,400 | £60,000 | - |
| Apartment 6 | 386 | 35.9 | Vacant | £60,000 | - |
| Apartment 7 | 386 | 35.9 | £5,400 | £60,000 | - |
| Apartment 8 | 386 | 35.9 | £5,400 | £60,000 | - |
| Apartment 9 | 611 | 56.8 | £4,200 | £80,000 | - |
| Apartment 10 | 654 | 60.8 | £4,200 | £80,000 | - |
| Apartment 11 | 611 | 56.8 | £4,200 | £80,000 | - |
| Apartment 12 | 636 | 59.1 | £4,200 | £80,000 | - |
| Gate Lodge | 840 | 78.0 | Vacant | £150,000 | - |
| Commercial Unit | 3,041 | 282.5 | - | - | £8,350 |
| 52 Millmount Lane | 1,296 | 120.4 | £6,000 | £165,000 | - |
| Total Rent | | | £54,600 | | |

Osborne King were unable to gain access. Areas for dwellings have been taken from Land and Property Services Website (www.lpsni.gov.uk). Area for commercial unit taken from Spatial NI (www.spatialni.gov.uk).

Total Care Home Lands: 4.0 acres

Information

Full Planning Permission was granted in July 2020 for the development of 87 no. bed dementia care nursing home and 13 no. bed independent living units to replace 12 no. apartments and existing industrial building (Planning Reference: LA05/2018/0319/RM and LA05/2018/0514/LBC).

We understand that substantive foundation works have been formed to secure the planning. The Belfast Metropolitan Area Plan (BMAP) 2015 has designated the subject property as a 'Rural Landscape Wedge' under designation 'CR05'.

EPC

E39 - D67.

Tenure

We understand the property is held Freehold.

View Details / Further Information

Contact the Agent.

Price

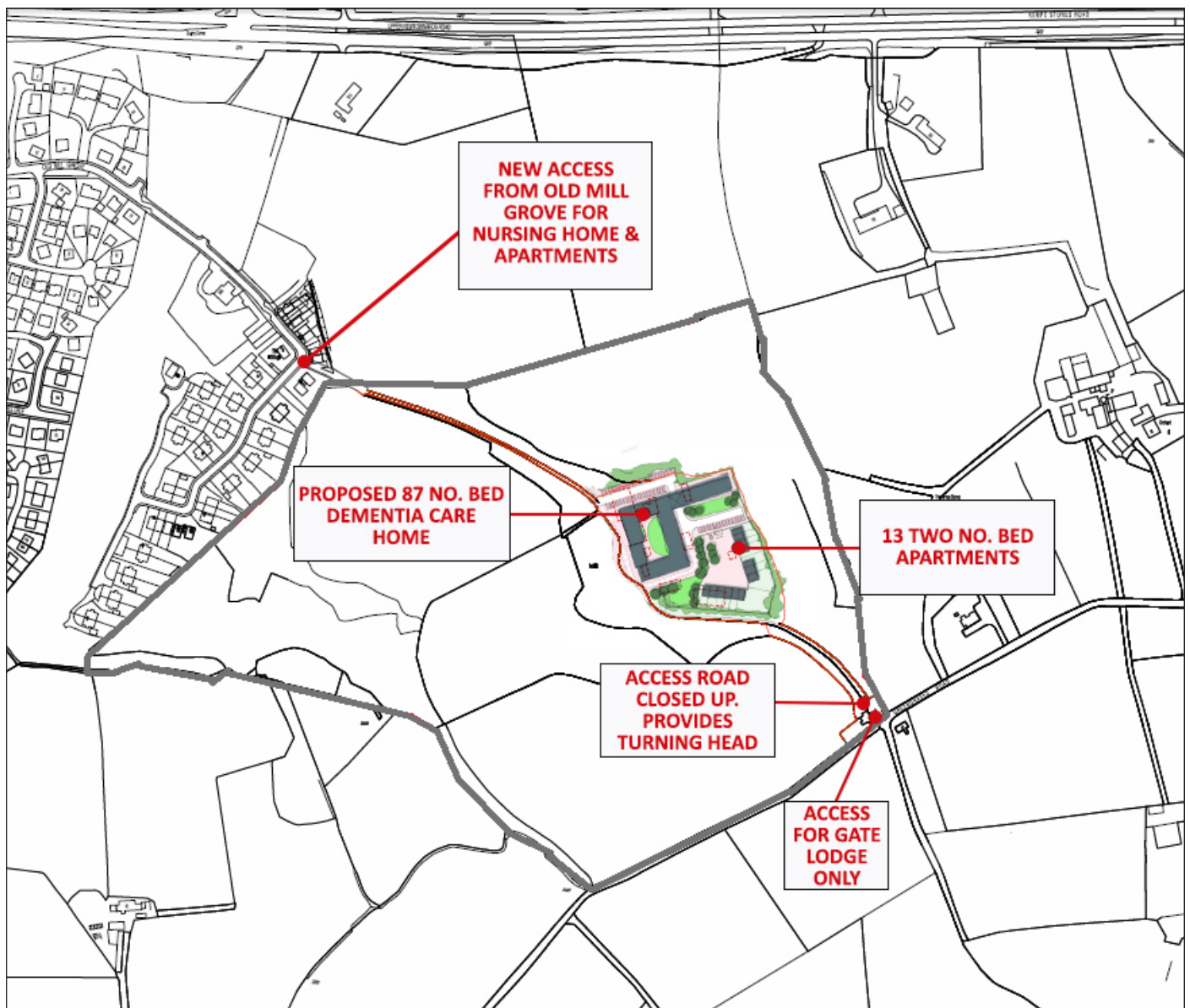
Price on application.

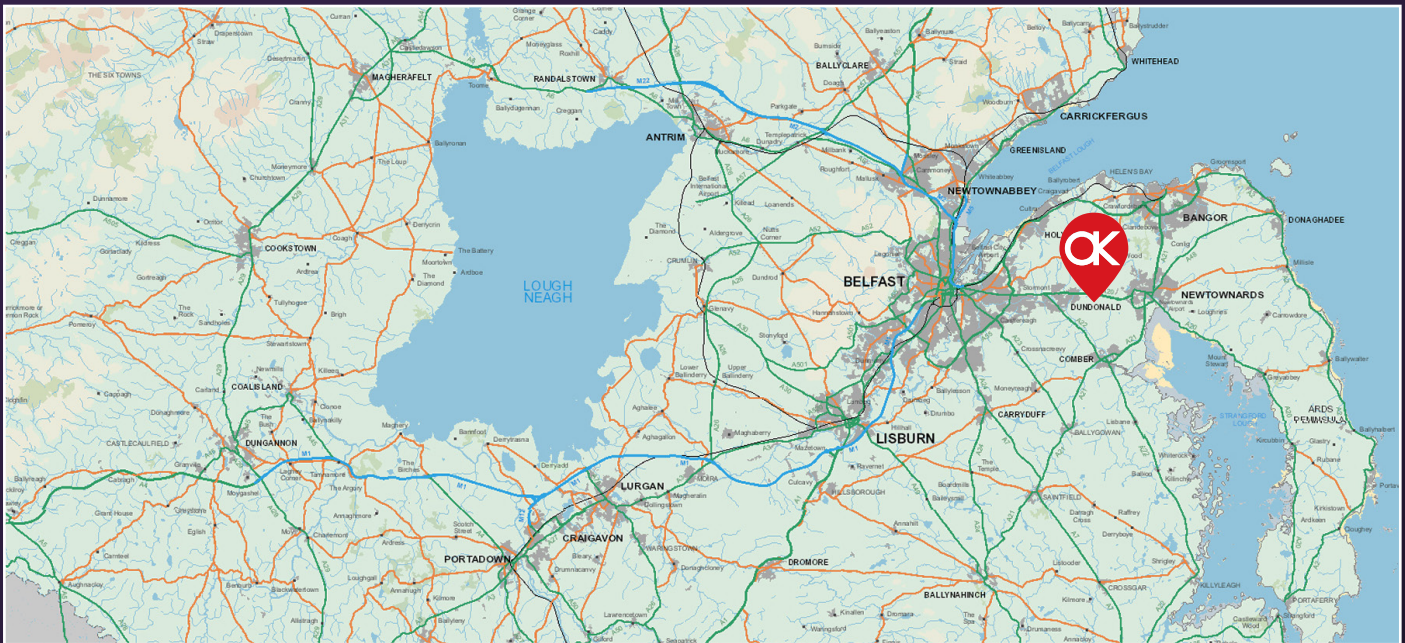
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT. HRMC is currently in the process of confirming the VAT status. For further details please contact the Agent.





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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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