

# FOR SALE

*By Private Treaty*

## PRIME RESIDENTIAL DEVELOPMENT SITE

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### Lands at Ballantine Garden Village, Hillhall Road, Lisburn, BT27

*Site area approximately 11.96 Acres (4.84 Hectares) with the benefit of Full Planning Permission for 138 No. dwellings. Plus additional lands of 2.16 Acres (0.87 Hectares) zoned for Residential Development.*

OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY



**simonBRIEN**  
RESIDENTIAL

## INTRODUCTION

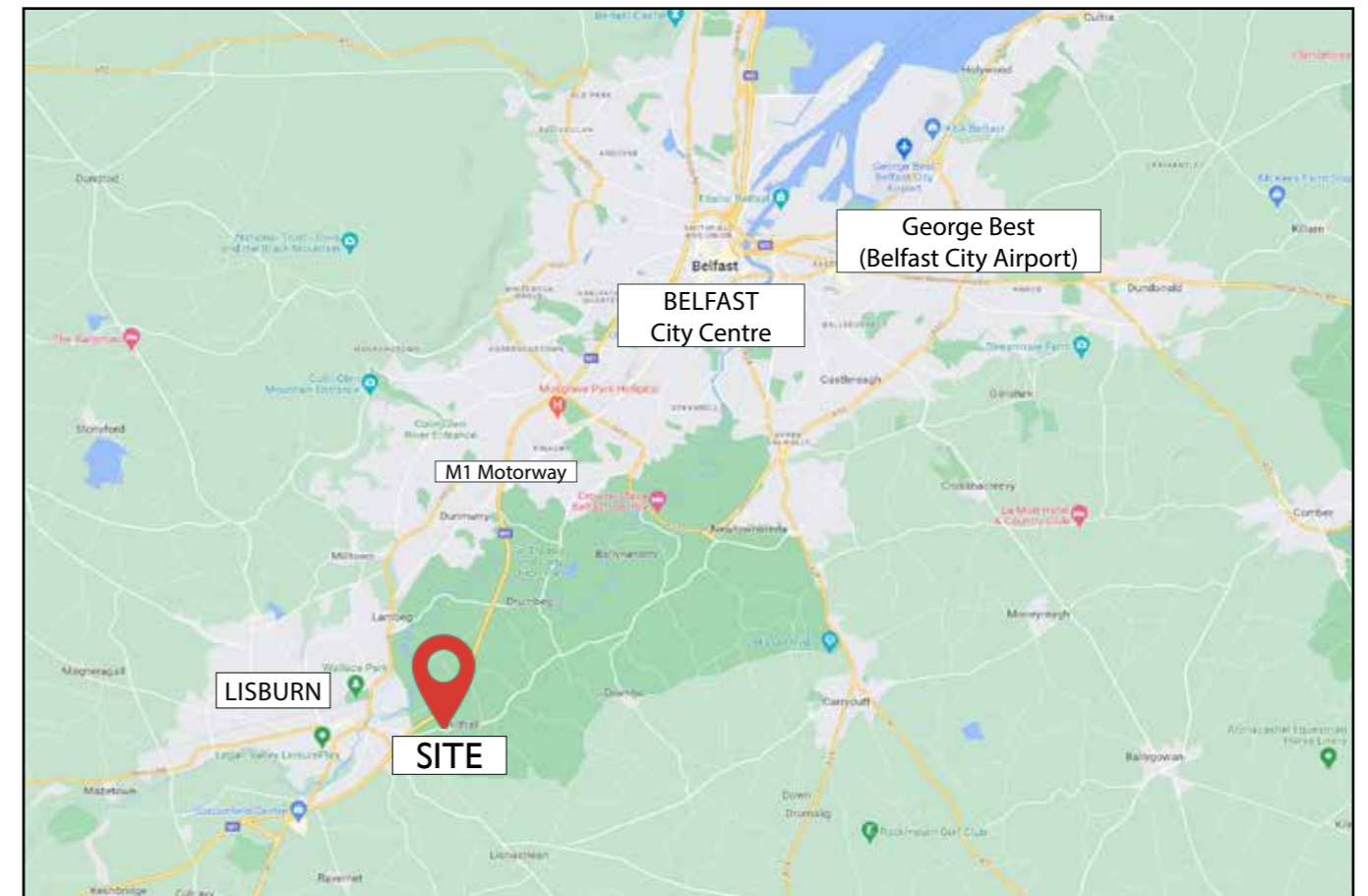
We are instructed to offer for sale this superb development site at Ballantine Garden Village, Hillhall Road, Lisburn. The lands which extend to a total c.14.1 acres (5.7 hectares), form part of the prestigious and popular Ballantine Garden Village Residential Development.

11.96 acres (4.84 hectares) of the site benefits with Full Planning Permission for 138 units, comprising a range of detached, semi-detached, townhouses and apartments. The 138 units were granted Full Planning Permission under various separate planning approvals. 28 of the units received planning permission in February 2023. A further 5 units received planning permission in March 2017, this planning permission has been enacted. The planning permission for the remaining 105 units is protected under a Certificate of Lawful Use and Development dated 19th August 2022.

There is additional lands of 2.1 acres (0.87 hectares) that has expired planning permission for a nursing home. These lands are zoned for residential development, subject to planning permission. Ballantine Garden Village was originally launched in 2008 and has been one of the most successful residential schemes in the Lisburn/Belfast area in recent times. The lands are situated on the eastern edge of Lisburn conveniently close to Lisburn City Centre and Belfast City Centre.

There has been exceptional demand for new developments in the Lisburn and Greater Belfast area, with a lack of supply of family homes in the new developments or residential resale market. The variety of house types and the Georgian style architecture of many of the homes offer a stylish selection of choices to appeal to a wide range of home buyers. The attention to detail in the architecture, winding street scenes and communal open spaces have all contributed to the popularity and success of each phase of Ballantine Garden Village since it was launched.

The sale of these lands offers a rare opportunity to purchase a residential development site with full planning permission in a high profile and popular residential address.



## LOCATION

The site is located off the Hillhall Road to the South East of Lisburn City and is approximately 1.2 miles from the City Centre. Hillhall Road is a prestigious location and sought after residential address and provides excellent access to the M1 Motorway and wider motorway infrastructure, bus network, Lisburn City Centre and Belfast.

Ballantine Garden Village is close to a range of excellent shopping facilities available in Lisburn City Centre including Bow Street Mall and High Street outlets, Sprucefield complex including Marks & Spencers, Next and Boots are approximately 2.5 miles away. Belfast City Centre offers extensive shopping, cafes, restaurants and cultural sites, attractions and amenities and is approximately 8.9 miles away via the M1 Motorway.

The site location offers short travel time to Belfast International Airport approximately 16.3 miles away and George Best Airport approximately 12.6 miles away. Popular locations including Royal Hillsborough Village which is a short distance of approximately 4.7 miles, as well as Lady Dixon Park and Malone Golf Club 3.4 miles, are conveniently close by.

A variety of popular schools are within 2.5 miles of the site including Fort Hill Integrated College, Friends School, Wallace High School and Saint Patricks Academy making Ballantine Gardens Village perfectly positioned for young and mature families alike.



Sir Thomas and Lady Dixon Park



Malone Golf Club

**DISTANCES TO:**

|                               |            |
|-------------------------------|------------|
| M1 Motorway:                  | 0.5 miles  |
| Lisburn City Centre:          | 1.5 miles  |
| Lagan Valley Hospital:        | 1.4 miles  |
| Sprucefield Centre:           | 2.8 miles  |
| Bobby Stewarts:               | 3.6 miles  |
| Lady Dixon Park:              | 3.4 miles  |
| Malone Golf Club:             | 4.1 miles  |
| Dunmurray Golf Club:          | 4.3 miles  |
| Hillsborough:                 | 4.6 miles  |
| Hillsborough Castle:          | 4.7 miles  |
| House of Sport:               | 5.4 miles  |
| Musgrave Park Hospital        | 6.7 miles  |
| Dobbies Garden Centre:        | 0.8 miles  |
| Belfast City Centre:          | 8.9 miles  |
| Belfast City Hospital:        | 8.3 miles  |
| George Best Airport:          | 12.6 miles |
| Belfast International Airport | 16.3 miles |



Sprucefield Shopping Centre



Hillsborough Castle



Friends School

**RENOWNED SCHOOLS**

|                               |           |
|-------------------------------|-----------|
| Fort Hill Integrated College: | 1.5 miles |
| Friends School:               | 2 miles   |
| Wallace High School:          | 2.2 miles |
| Lisnagarvey High School:      | 1.8 miles |
| St Patricks Academy:          | 2 miles   |

OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY

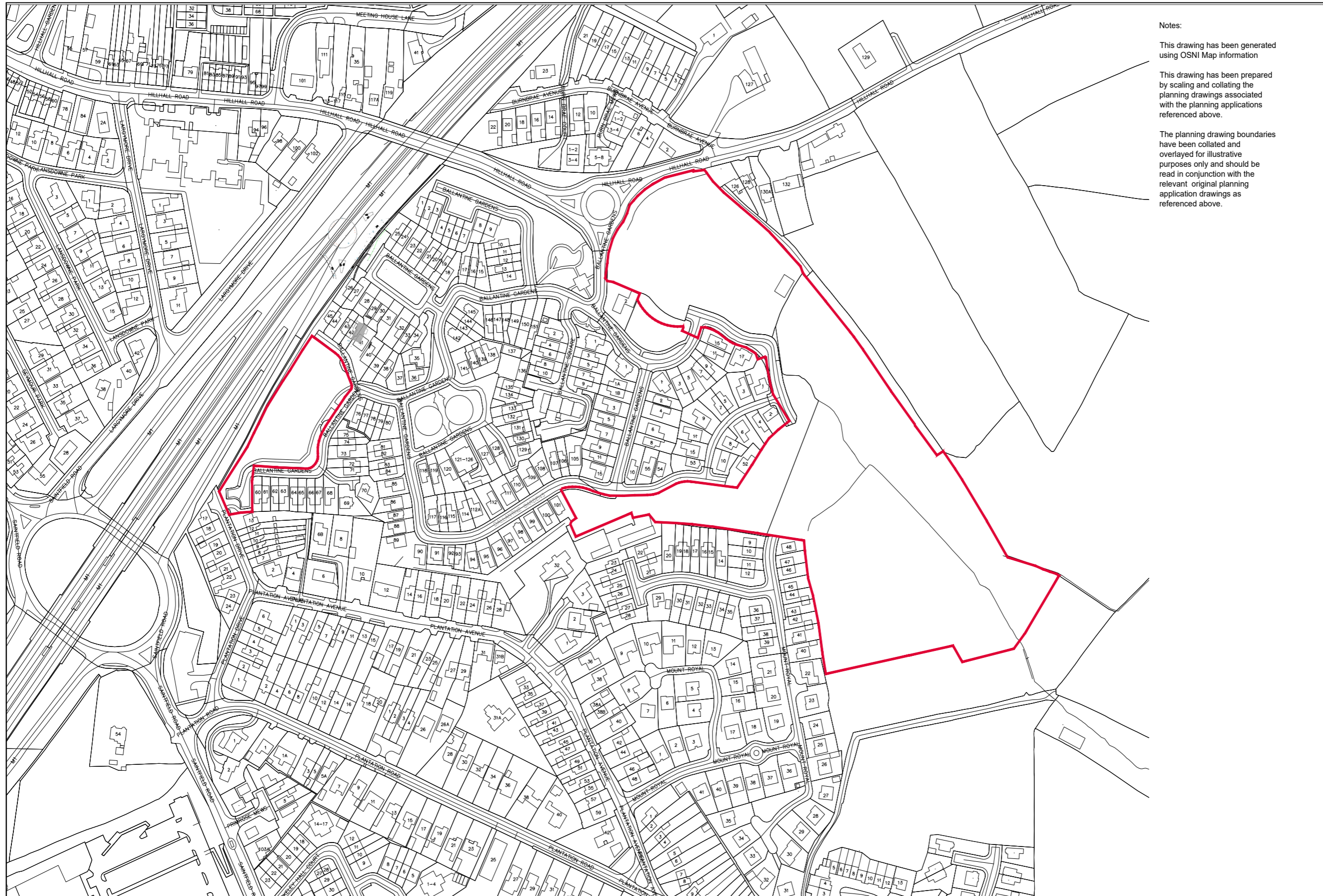


OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY



# OVERALL SITE LAYOUT CIRCA. 14.1 ACRES (5.71 Ha)

Lands at Ballantine Garden Village, Hillhall Road, Lisburn



**Notes:**

This drawing has been generated using OSNI Map information

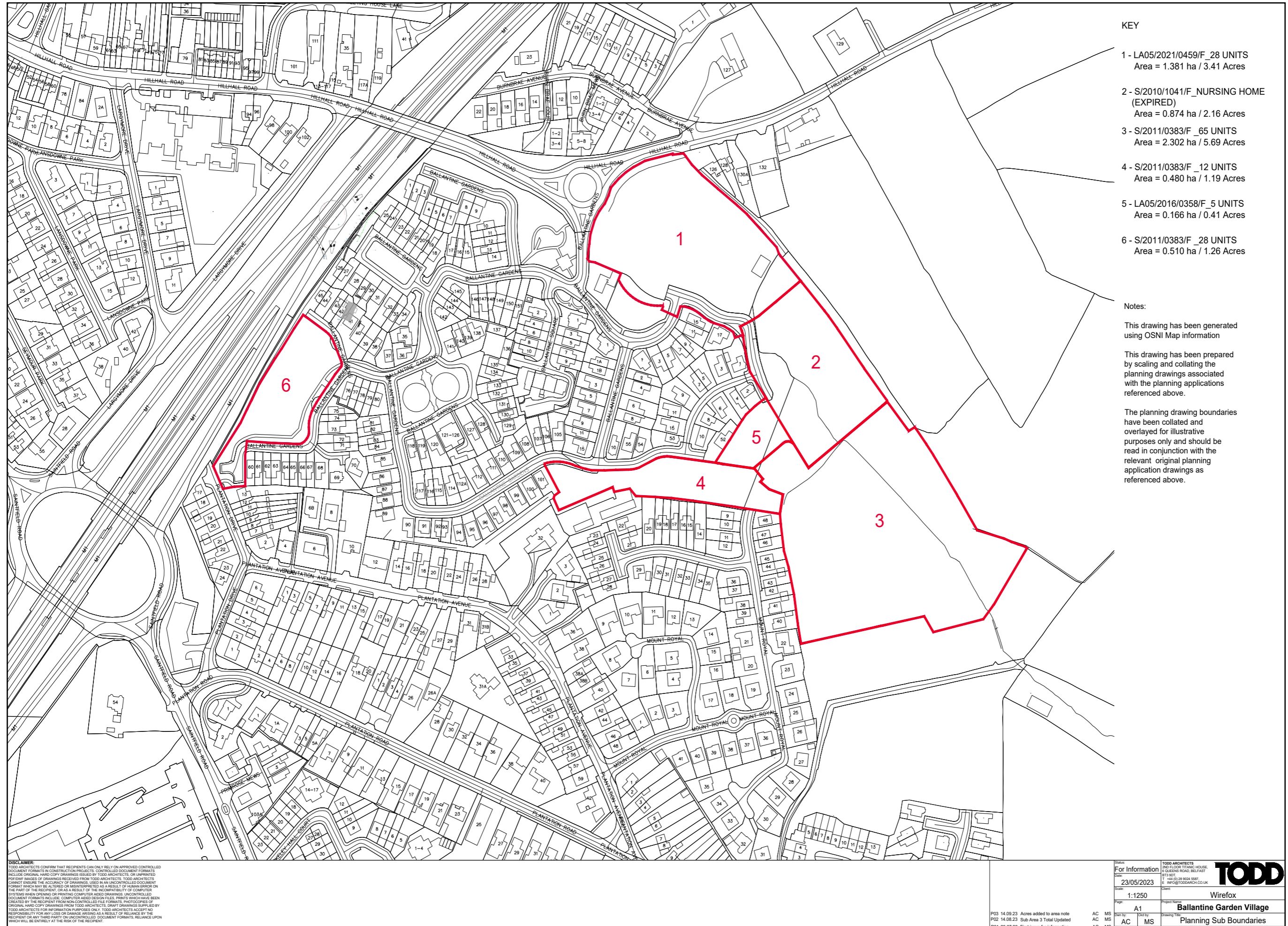
This drawing has been prepared by scaling and collating the planning drawings associated with the planning applications referenced above.

The planning drawing boundaries have been collated and overlaid for illustrative purposes only and should be read in conjunction with the relevant original planning application drawings as referenced above.

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|                 |            |   |                           |                         |
|-----------------|------------|---|---------------------------|-------------------------|
| For Information |            | TODD ARCHITECTS<br>2ND FLOOR TITANIC HOUSE,<br>200-202 HILL ROAD, BELFAST,<br>BT1 9DT,<br>T: +44 (0) 28 9064 8887<br>E: INFO@TODDARCH.CO.UK |                           | <b>TODD</b>             |
| Date:           | 23/05/2023 | Project Name:   | Wirefox                   |                         |
| Scale:          | 1:1250     | Project Name:   | Ballantine Garden Village |                         |
| Drawn by:       | AC         | Checked by:   | MS                        | Drawing Title:          |
|                 |            |   |                           | Planning Outline        |
| Rev:            | Date:      | Amendment:  | Drawn by:                 | Drawn by:               |
|                 |            |   | 20033                     | BGV-TOD-ZZ-ZZ-DR-A-1021 |

# OVERALL SITE LAYOUT (HIGHLIGHTING THE 6 SITE AREAS)



# PLANNING

Ballantine Garden Village has an extensive planning history. It was originally approved on 14th of April 2006, at appeal and under planning reference S/2005/0440/F (Appeal Ref: 2005/A308).

The lands that are being offered for sale, extend to 11.96 acres (4.84 hectares) and have the benefit of full planning permission for 138 units, comprising of Apartments, Townhouses, Semi Detached and Detached houses.

There is additional lands of 2.1 acres (0.87 hectares) that has expired planning permission for a nursing home. These lands are zoned for residential development, subject to planning permission.

The subject lands are divided into 6 areas and we set out below the planning status for each area.

*Further information on the approved planning permissions and supporting documents are available upon request via the Data Room.*

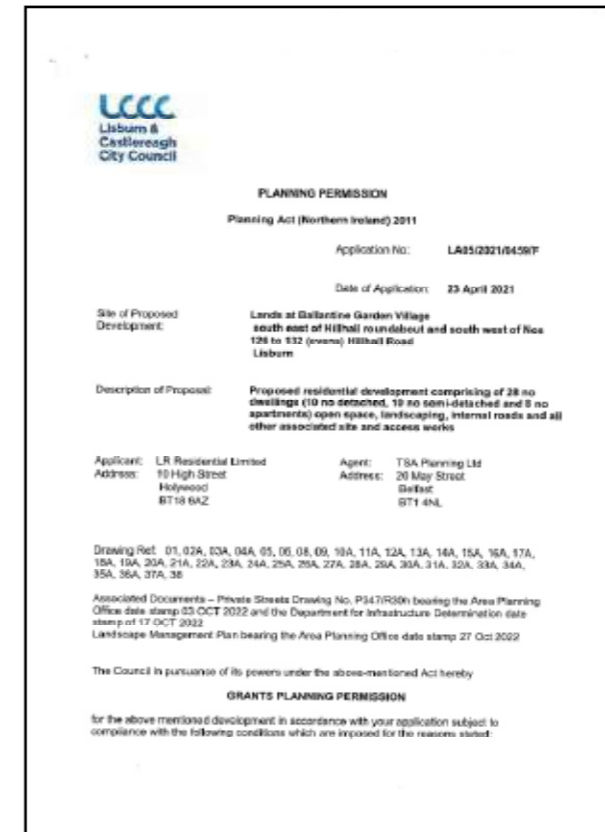
## AREA 1

### LANDS FRONTING HILLHALL ROAD (3.41 acres/ 1.38 hectares)

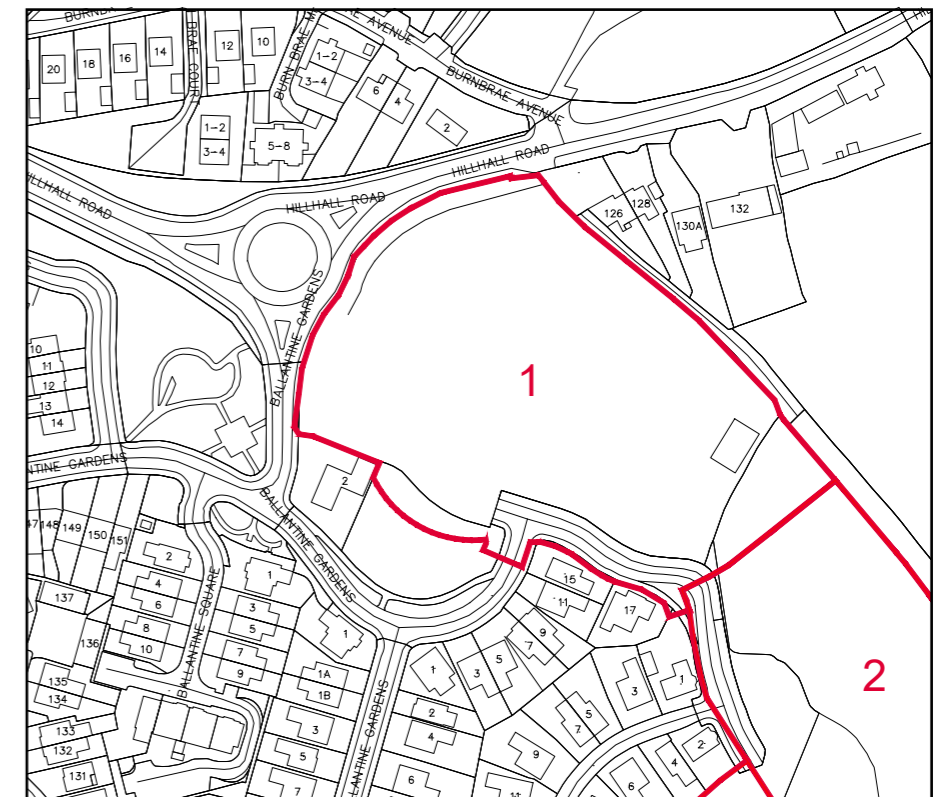
Full planning permission was granted in February 2023 for 28 no. dwellings with a mix of house types comprising detached, semi detached and apartments.

|           |  |
|-----------|--|
| Reference | LA05/2021/0459/F   |
| Location  | Lands at Ballantine Garden Village southeast of Hillhall roundabout and south-west of Nos 126 to 132 (evens) Hillhall Road, Lisburn.   |
| Proposal  | Proposed residential development comprising of 28 dwellings (10 no. detached, 10 no. semi-detached and 8 no. apartments) open space, landscaping, internal roads and all other associated site and access works (Amended Plans). |
| Decision  | Date Granted: 14th February 2023.  |

## PLANNING APPROVAL



## SITE LAYOUT



**SCHEDULE OF ACCOMMODATION**

The table below sets out the proposed house types and mix in Area 1.

**SITE LAYOUT**



**AREA 1 - 28 UNITS (PLANNING APPROVED)**

| SITE NO. | DESCRIPTION                    | SQ FT |
|----------|--------------------------------|-------|
| 1        | 3 Storey Detached              | 2,270 |
| 2        | 3 Storey Semi-Detached         | 1,600 |
| 3        | 3 Storey Semi-Detached         | 1,600 |
| 4        | 2 Storey Semi-Detached         | 1,350 |
| 5        | 2 Storey Semi-Detached         | 1,350 |
| 6        | 2 Storey Detached              | 1,564 |
| 7        | 3 Storey Detached              | 1,630 |
| 8        | 3 Storey Detached              | 1,630 |
| 9        | 3 Storey Detached              | 1,630 |
| 10       | 2 Storey Semi-Detached         | 1,350 |
| 11       | 2 Storey Semi-Detached         | 1,350 |
| 12       | 2 Storey Semi-Detached         | 1,350 |
| 13       | 2 Storey Semi-Detached         | 1,350 |
| 14       | 3 Storey Detached              | 2,270 |
| 15       | 2 Storey Semi-Detached         | 1,350 |
| 16       | 2 Storey Semi-Detached         | 1,350 |
| 17       | 2 Storey Detached              | 1,610 |
| 18       | 2 Bed Ground Floor with Garden | 868   |
| 18A      | 2 Bed First Floor with Balcony | 868   |
| 19       | 2 Bed Ground Floor with Garden | 868   |
| 19A      | 2 Bed First Floor with Balcony | 868   |
| 20       | 2 Bed Ground Floor with Garden | 868   |
| 20A      | 2 Bed First Floor with Balcony | 868   |
| 21       | 2 Bed Ground Floor with Garden | 868   |
| 21A      | 2 Bed First Floor with Balcony | 868   |
| 22       | 3 Storey Detached              | 1,630 |
| 23       | 3 Storey Detached              | 1,630 |
| 24       | 3 Storey Detached              | 1,840 |

## AREA 2

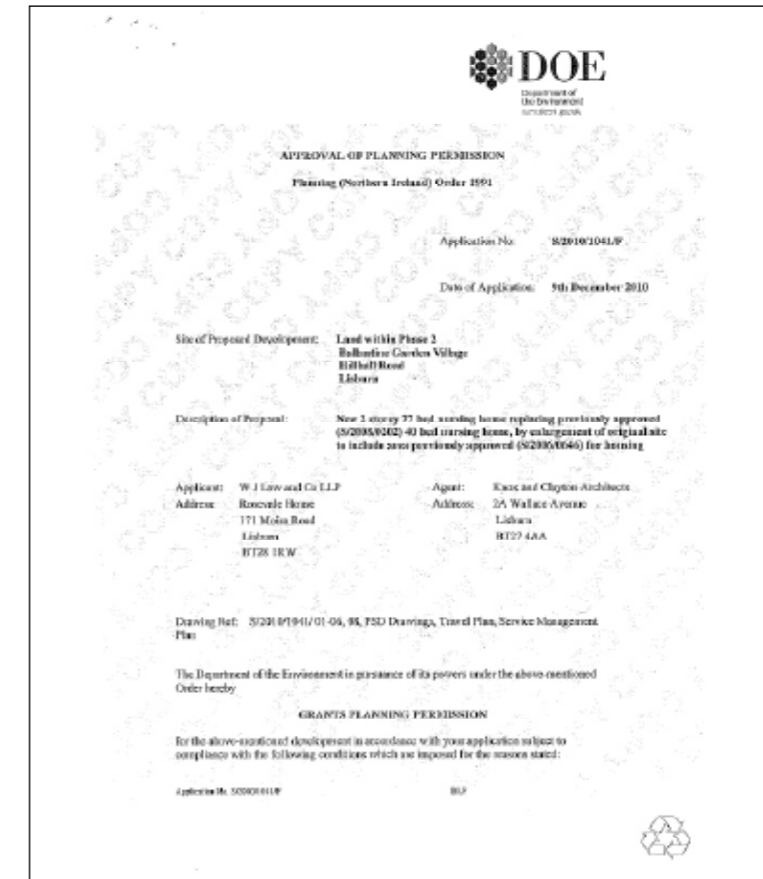
### LANDS TO THE SOUTH OF AREA 1 AND EAST OF BALLANTINE WALK (2.16 acres/ 0.87 hectares)

This area is the only part of the development site that does not benefit from a live/extant planning permission with the above referenced nursing home approval expiring without implementation.

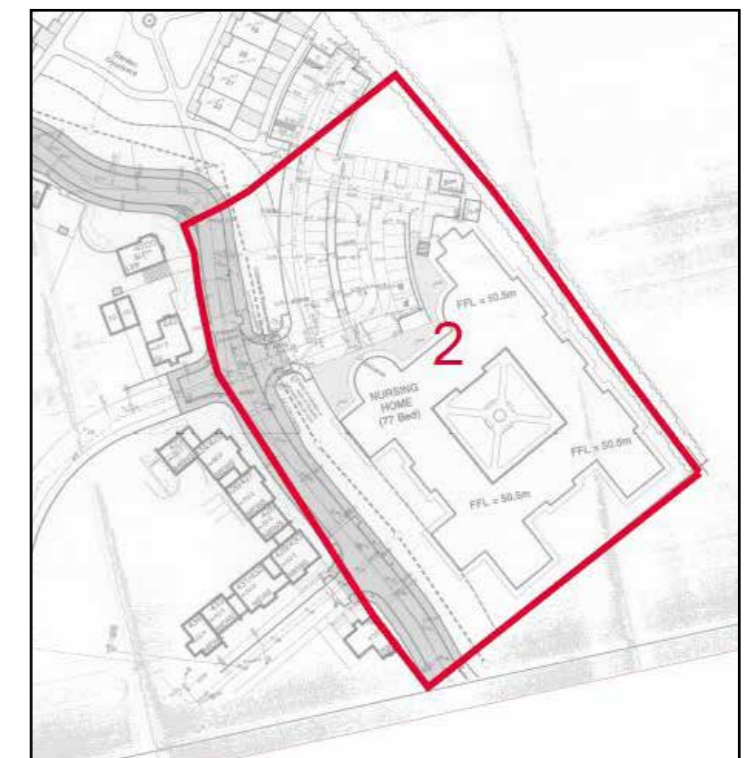
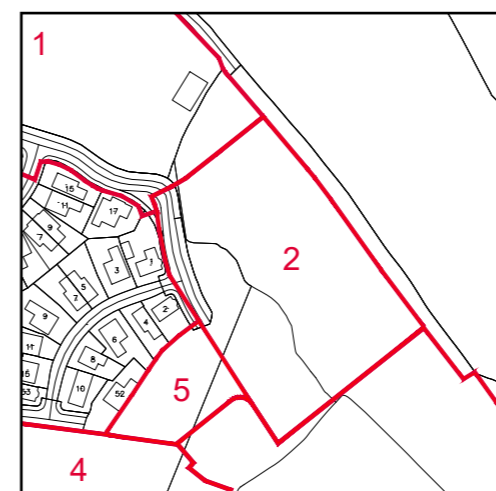
As the lands are zoned for residential development within the extant and proposed Local Development Plans, a housing proposal on the lands instead of a nursing home could be considered subject to planning permission.

|           |  |
|-----------|--|
| Reference | S/2010/1041/F  |
| Location  | Land within Phase 2 Ballantine Garden Village, Hillhall Road, Lisburn.   |
| Proposal  | New 2 storey 77 bed nursing home replacing previously approved (S/2008/0202) 40 bed nursing home, by enlargement of original site to include area previously approved (S/2006/0646) for housing. |
| Decision  | Date Granted: 24th May 2012.   |

## PLANNING APPROVAL

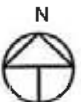
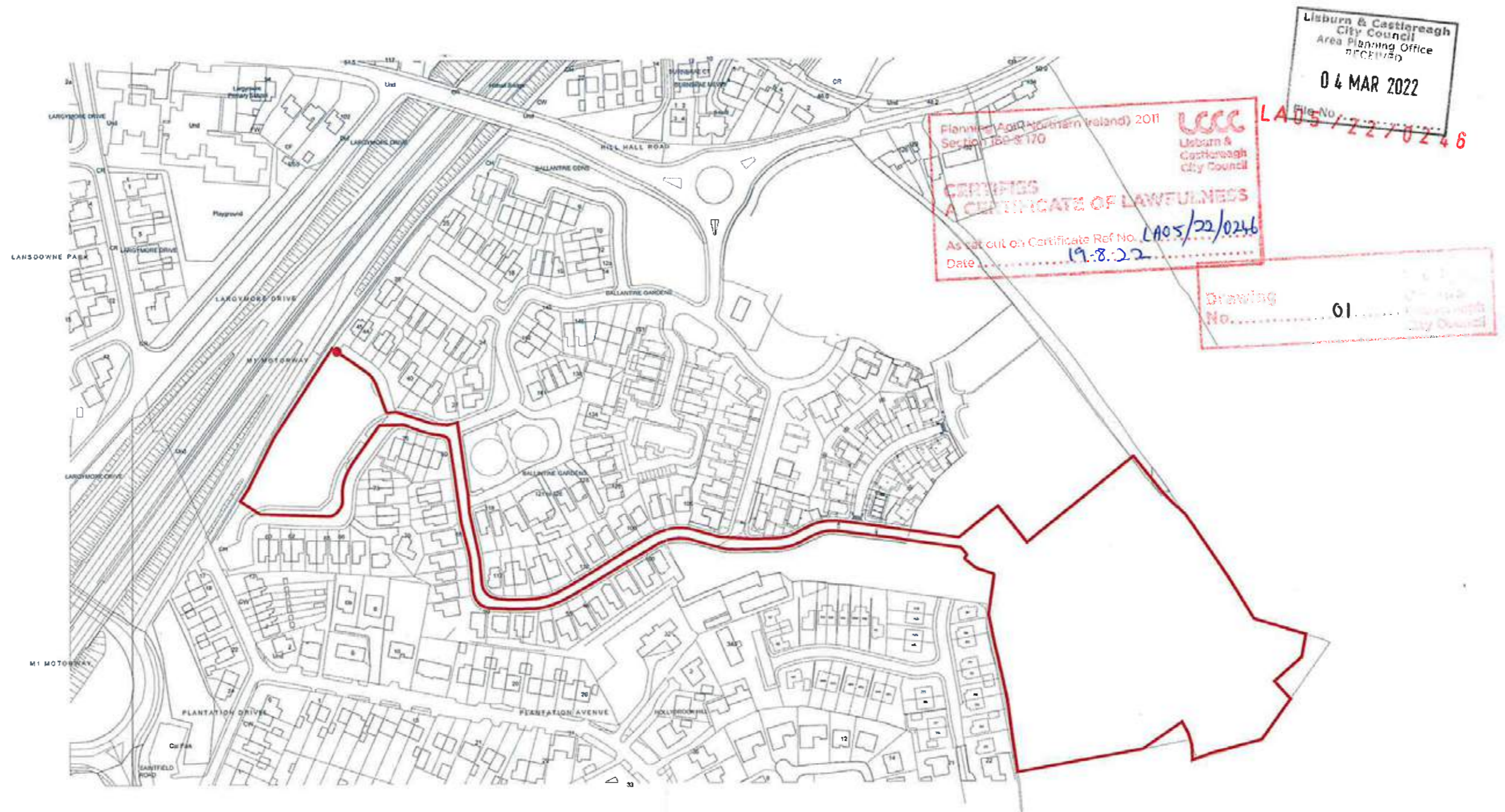


## SITE LAYOUT





# CLUD MAP FOR AREAS 3, 4, 5 & 6



| STATUS | DESCRIPTION          | DATE   | CHECKED BY |
|--------|----------------------|--------|------------|
| 00     | Issued for CLUD Info | 211213 | AC         |
|        |                      |        |            |
|        |                      |        |            |

|          |                                 |
|----------|---------------------------------|
| CLIENT   | Wirefox                         |
| PROJECT  | 20033_Ballantine Garden Village |
| DRAWING  | Site Location Plan              |
| STAGE    | 3                               |
| NO.      | BGV-TOD-ZZ-DR-A-100-103         |
| PLT DATE | 211209                          |
| SCALE    | 1:2500_A3                       |

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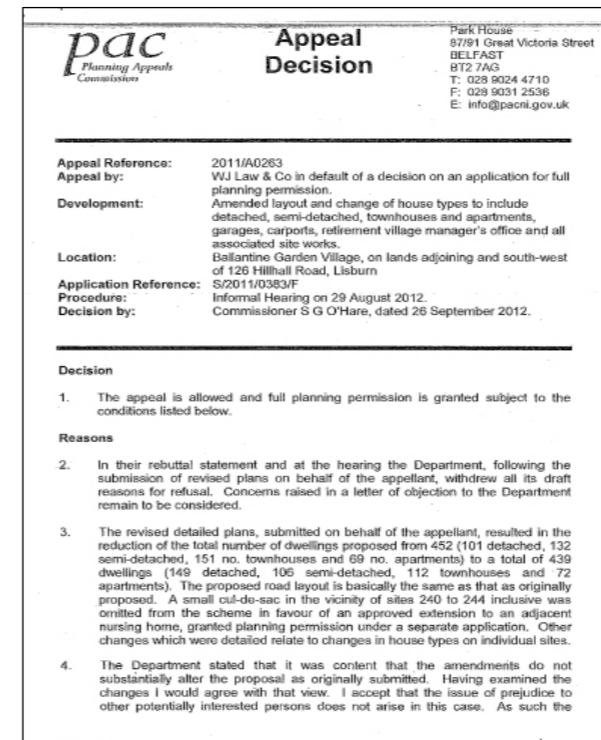
# AREA 3

## LANDS TO THE EAST OF MOUNT ROYAL (2.30 acres / 5.70 hectares)

Area 3 has the benefit of extant planning permission for 65 no. dwellings under planning permission S/2011/0383/F which was allowed at appeal on the 26th September 2012 (2011/A0263). Amended plans at the appeal reduced the number of dwellings from 452 no. dwellings to 439 no. dwellings and covered the wider Ballantine Garden Village Development, with an extensive part of the development constructed under this permission.

On this basis and given the pause in development associated with this earlier permission, Our client (LR Residential) sought confirmation from the Council that the permission is in fact considered extant and development under the same would be lawful. A Certificate of Lawful use and Development (CLUD) was granted on the 19th August 2022.

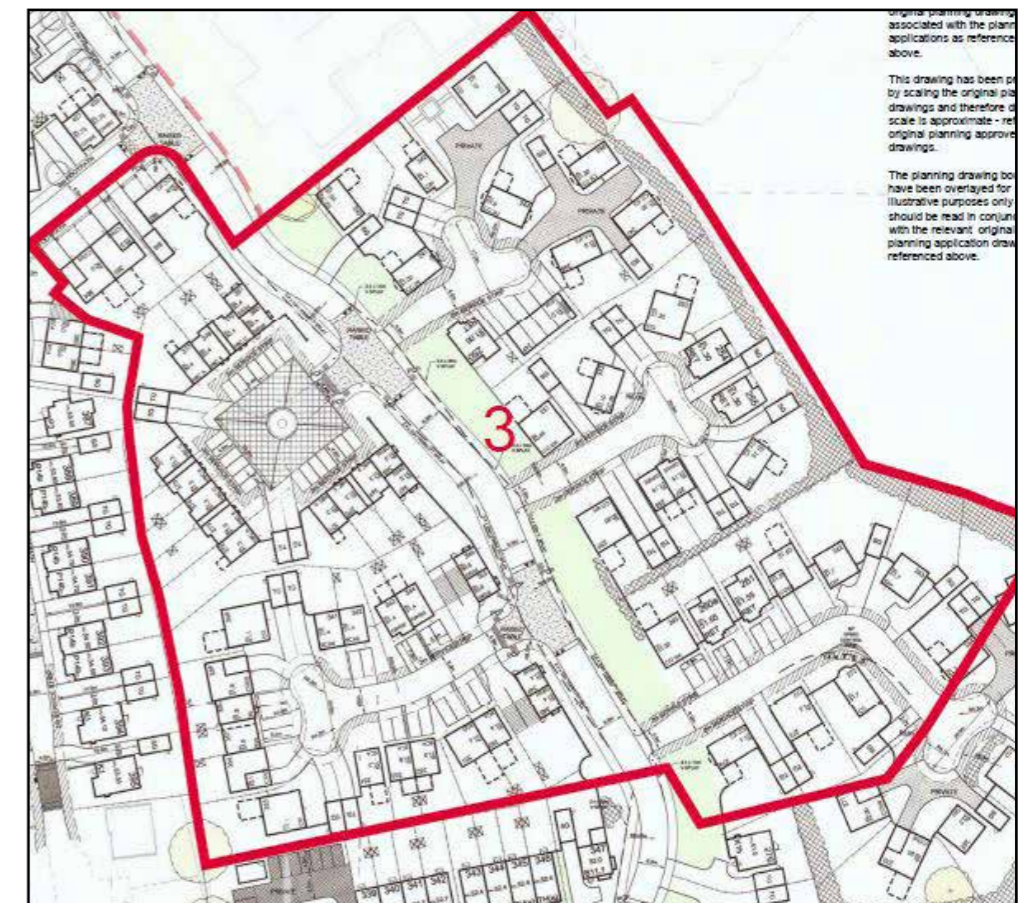
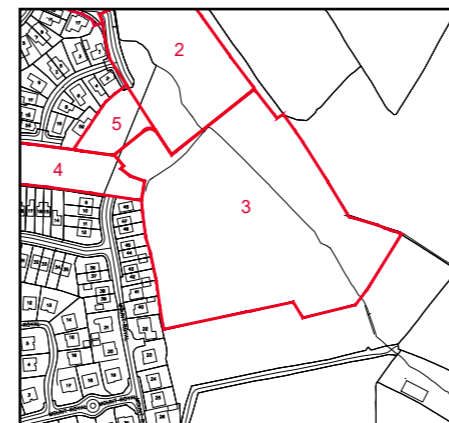
## PLANNING APPROVALS FOR AREAS 3, 4 & 6



|           |   |
|-----------|---|
| Reference | S/2011/0383/F   |
| Location  | Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.   |
| Proposal  | Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works. |
| Decision  | Appeal Allowed (PAC Ref: 2011/A0263) on 26th September 2012.  |

|           |  |
|-----------|--|
| Reference | LA05/2022/0246/LDP   |
| Location  | Lands at Ballantine Garden Village                                       |
| Proposal  | Development of 96 no. dwellings approved under S/2011/0383/F 2011/A0263. |
| Decision  | Date Granted: 19th August 2022   |

### SITE LAYOUT



**SCHEDULES OF ACCOMMODATION****AREA 3**

The table below sets out the proposed house types and mix in Area 3.

**AREA 3 - 65 UNITS (PLANNING APPROVED - PROTECTED BY CLUD)**

| SITE NO. | HOUSE TYPE           | DESCRIPTION                                    | SQ FT |
|----------|----------------------|--|-------|
| 240      | Chambers Cottage D   | 4/5 Bedroom 3 Storey Detached with Sunroom     | 2,270 |
| 241      | Chambers Cottage A   | 4/5 Bedroom 3 Storey Detached with Sunroom     | 1,600 |
| 242      | Gingerbread          | 3 Bedroom 2 Storey with Sunroom Detached       | 1,600 |
| 243      | Coach House          | 5 Bedroom 3 Storey Detached                    | 1,350 |
| 244      | Chambers Cottage A   | 4/5 Bedroom 3 Storey Detached with Sunroom     | 1,350 |
| 246      | Chambers Cottage C   | 3 Bedroom 2 Storey Detached                    | 1,302 |
| 247      | Chambers Cottage C   | 3 Bedroom 2 Storey Detached                    | 1,302 |
| 248      | Chambers Cottage C   | 3 Bedroom 2 Storey Detached                    | 1,302 |
| 249      | Stable Yard Mews     | 1st/2nd Floor 3 Bedroom Apartment Over Garages | 1,427 |
| 250      | Retirement Cottage   | 3 Bedroom 2 Storey Detached                    | 1,278 |
| 251      | Coach House Special  | 5 Bedroom 3 Storey With Sunroom Detached       | 2,276 |
| 252      | Chambers Cottage (B) | 4/5 Bedroom 3 Storey Detached With Sunroom     | 1,850 |
| 253      | Coach House          | 5 Bedroom 3 Storey With Sunroom Detached       | 2,276 |
| 254      | Retirement Cottage   | 3 Bedroom 2 Storey Detached                    | 1,278 |
| 255      | Retirement Cottage   | 3 Bedroom 2 Storey Detached                    | 1,278 |
| 256      | Chambers Cottage C   | 3 Bedroom 2 Storey Detached                    | 1,302 |
| 257      | Gingerbread (A)      | 3 Bedroom 2 Storey With Sunroom Semi-Detached  | 927   |
| 258      | Gingerbread (B)      | 3 Bedroom 2 Storey With Sunroom Semi-Detached  | 920   |
| 259      | Coach House Special  | 5 Bedroom 3 Storey With Sunroom Detached       | 2,276 |
| 260      | Coach House Special  | 5 Bedroom 3 Storey With Sunroom Detached       | 2,276 |
| 260A     | Retirement Cottage   | 3 Bedroom 2 Storey Detached                    | 1,278 |
| 261      | Retirement Cottage   | 3 Bedroom 2 Storey Detached                    | 1,278 |
| 261A     | Coach House (A)      | 5 Bedroom 3 Storey Detached With Sunroom And   | 2,085 |
| 262      | Glenmore Cottage     | 4 Bedroom 2 Storey Detached                    | 1,135 |
| 263      | Glenmore Cottage     | 4 Bedroom 2 Storey Detached                    | 1,135 |
| 272      | Chambers Cottage     | 4 Bedroom 3 Storey Detached                    | 1,700 |
| 273      | Coach House          | 5 Bedroom with Sunroom Detached                | 2,276 |
| 274      | Chambers Cottage C   | 3 Bedroom 2 Storey Detached                    | 1,302 |
| 348      | Dromara (B)          | 2 Bedroom 2 Storey Semi-Detached               | 574   |

|     |                      |   |       |
|-----|----------------------|---|-------|
| 349 | Dromara (A)          | 2 Bedroom 2 Storey Semi-Detached                  | 574   |
| 350 | Estate Cottage A     | 3 Bedroom 3 Storey With Sunroom Semi-Detached     | 1,342 |
| 351 | Estate Cottage D     | 3 Storey 4 Bedroom Semi-Detached With Sunroom     | 1,641 |
| 352 | Estate Cottage A     | 3 Bedroom 3 Storey With Sunroom Semi-Detached     | 1,342 |
| 353 | Estate Cottage A     | 3 Bedroom 3 Storey With Sunroom Semi-Detached     | 1,342 |
| 354 | Estate Cottage A     | 3 Bedroom 3 Storey With Sunroom Detached          | 1,342 |
| 355 | Coach House          | 5 Bedroom With Sunroom Detached                   | 2,276 |
| 356 | Coach House (A)      | 5 Bedroom 3 Storey End House With Integral Garage | 1,884 |
| 357 | Russett Cottage (A)  | 3 Bedroom 2 Storey Mid Townhouse                  | 936   |
| 358 | Russett Cottage      | 3 Bedroom 2 Storey Mid Townhouse                  | 839   |
| 359 | Coach House (A)      | 5 Bedroom 3 Storey End House With Integral Garage | 1,884 |
| 360 | Coach House          | 5 Bedroom With Sunroom Detached                   | 2,276 |
| 361 | Estate Cottage (A)   | 3 Bedroom 3 Storey With Sunroom Semi-Detached     | 1,248 |
| 362 | Estate Cottage (A)   | 3 Bedroom 3 Storey With Sunroom Semi-Detached     | 1,248 |
| 363 | Gingerbread (A)      | 3 Bedroom With Sunroom Semi-Detached              | 927   |
| 364 | Gingerbread (b)      | 2 Bedroom 2 Storey Semi-Detached                  | 920   |
| 365 | Dromara (a)          | 2 Bedroom 2 Storey Semi-Detached                  | 574   |
| 366 | Dromara (b)          | 2 storey 2 Bedroom End Townhouse                  | 574   |
| 367 | Dromara (b)          | 2 Bedroom 2 Storey Mid Townhouse                  | 574   |
| 368 | Dromara (a)          | 3 Bedroom 3 Storey Mid Townhouse                  | 574   |
| 369 | Harrisberg Cottage B | 3 Bedroom 3 Storey Mid Townhouse                  | 1,192 |
| 370 | Harrisberg Cottage   | 3 Bedroom Plus Study 3 Storey End Townhouse       | 1,253 |
| 371 | Harrisberg Cottage   | 3 Bedroom Plus Study 3 Storey End Townhouse       | 1,214 |
| 372 | Harrisberg Cottage   | 3 Bedroom 3 Storey Mid Townhouse                  | 1,214 |
| 373 | Harrisberg Cottage B | 3 Bedroom 3 Storey Mid Townhouse                  | 1,192 |
| 374 | Harrisberg Cottage   | 3 Bedroom 3 Storey Mid Townhouse                  | 1,253 |
| 375 | Harrisberg Cottage B | 3 Bedroom 3 Storey End Townhouse                  | 1,192 |
| 376 | Harrisberg Cottage   | 3 Bedroom Plus Study 3 Storey End Townhouse       | 1,253 |
| 377 | Harrisberg Cottage   | 3 Bedroom 3 Storey Mid Townhouse                  | 1,214 |
| 378 | Harrisberg Cottage B | 3 Bedroom 3 Storey Mid Townhouse                  | 1,192 |
| 379 | Harrisberg Cottage   | 2 Bedroom 2 Storey Mid Townhouse                  | 1,253 |
| 380 | Dromara (a)          | 2 Bedroom 2 Storey End Townhouse                  | 574   |
| 381 | Dromara (b)          | 2 Bedroom 2 Storey End Townhouse                  | 574   |
| 382 | Chambers Cottage     | 2 Bedroom 2 Storey End Townhouse                  | 1,302 |
| 383 | Coach House (a)      | 3 storey 5 Bedroom Semi-Detached With Sunroom     | 2,085 |
| 384 | Coach House (a)      | 3 storey 5 Bedroom Semi-Detached With Sunroom     | 2,085 |

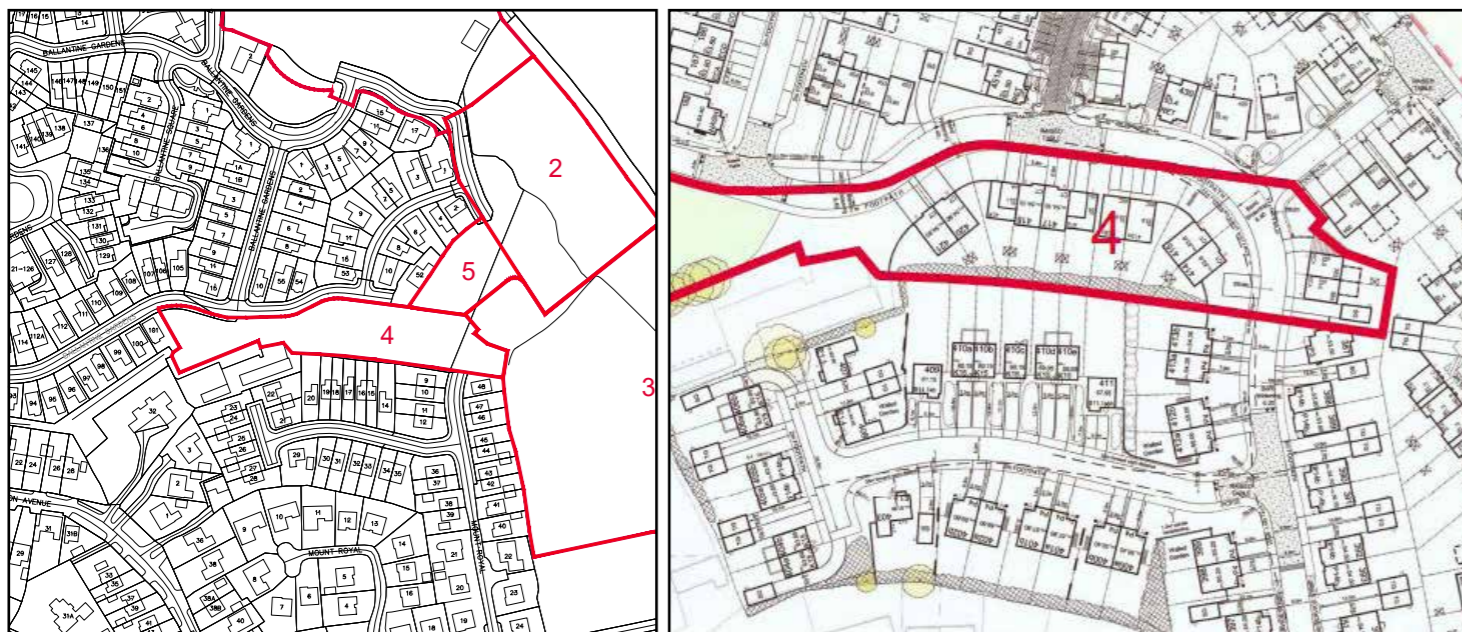
## AREA 4

### LANDS NORTH OF MOUNT ROYAL AND SOUTH OF BALLANTINE LANE (1.2 acres/ 0.48 hectares)

This area includes 12 no. dwellings that were granted planning permission within the wider Ballantine Garden Village permission but were omitted from the site location plan for the CLUD. Nevertheless, the CLUD confirms that the wider permission is considered lawful and the permission extant.

|           |   |
|-----------|---|
| Reference | S/2011/0383/F   |
| Location  | Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.   |
| Proposal  | Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works. |
| Decision  | Appeal Allowed (PAC) Ref: 2011/A0263) on 26th September 2012  |

### SITE LAYOUT



### SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 4.

#### AREA 4 - 12 UNITS (PLANNING APPROVED- PROTECTED BY CLUD)

| APT NO. | HOUSE TYPE       | DESCRIPTION                                   | SQ FT |
|---------|------------------|---|-------|
| 385     | Estate Cottage A | 3 Storey 3 Bedroom with Sunroom Semi-Detached | 1,320 |
| 386     | Estate Cottage A | 3 Storey 3 Bedroom with Sunroom Semi-Detached | 1,320 |
| 414     | Clock Tower      | 3 Storey 4 Bedroom Semi-Detached              | 1,548 |
| 415     | Clock Tower      | 3 Storey 4 Bedroom Semi-Detached              | 1,548 |
| 415A    | Rectory          | 3 Storey 4 Bedroom Semi-Detached              | 1,757 |
| 415B    | Rectory          | 3 Storey 4 Bedroom Semi-Detached              | 1,757 |
| 416     | Hamilton         | 3 Storey 3 Bedroom End Townhouse              | 1,442 |
| 417     | Clock Tower      | 3 Storey 4 Bedroom Mid Townhouse              | 1,548 |
| 418     | Clock Tower      | 3 Storey 4 Bedroom Mid Townhouse              | 1,548 |
| 419     | Hamilton         | 3 Storey 3 Bedroom End Townhouse              | 1,442 |
| 420     | Clock Tower      | 3 Storey 4 Bedroom Semi-Detached              | 1,548 |
| 421     | Clock Tower      | 3 Storey 4 Bedroom Semi-Detached              | 1,548 |

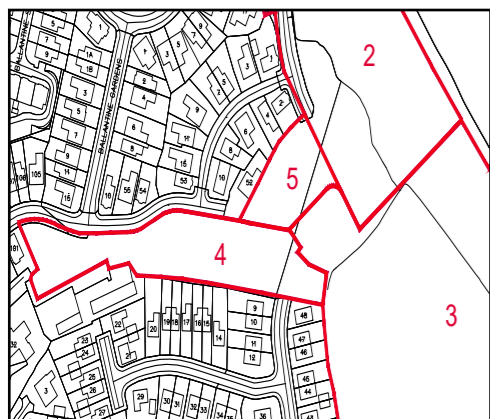
# AREA 5

## LANDS TO THE SOUTHEAST OF BALLANTINE WALK (0.42 acres/ 0.17 hectares)

Area 5 includes 5 no. detached dwellings as part of a larger planning permission for a 23 no. unit scheme. Our clients constructed 18 no. dwellings to the northwest of the site, known as Ballantine Walk. The permission is therefore extant.

|           |   |
|-----------|---|
| Reference | LA05/2016/0358/F  |
| Location  | Lands located approximately 140 metres southeast of Hillhall Road and approximately 120 metres north of nos. 10-13 Mount Royal, Lisburn, BT27 5BF.                        |
| Proposal  | Proposed erection of 23 no. dwellings, associated road layout, site access works (amendment to previously approved S/2011/0383/F - Phase 4 of Ballantine Garden Village). |
| Decision  | Date Granted: 8th March 2017.   |

### SITE LAYOUT



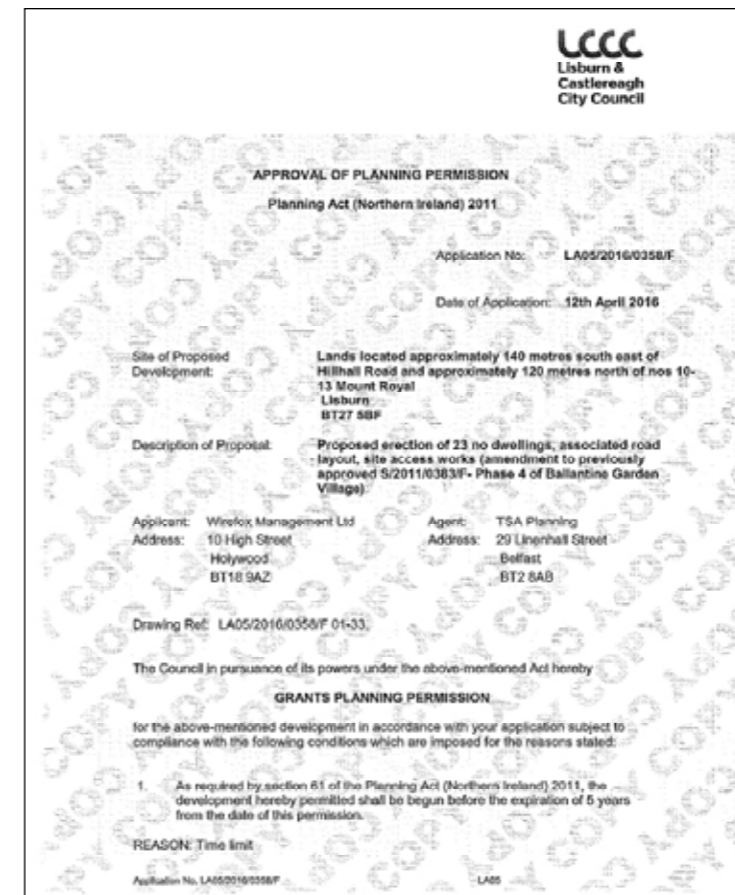
## SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 5.

### AREA 5 - 5 UNITS (PLANNING APPROVED AND ENACTED)

| APT NO. | HOUSE TYPE     | DESCRIPTION       | SQ FT |
|---------|----------------|-------------------|-------|
| 425     | Large Russett  | 2 Storey Detached | 1,100 |
| 426     | Alder          | 3 Storey Detached | 1,646 |
| 427     | Ginger Russett | 2 Storey Detached | 1,100 |
| 428     | Rowan          | 3 Storey Detached | 2,250 |
| 429     | Coach House D  | 3 Storey Detached | 2,055 |

## PLANNING APPROVAL



## AREA 6

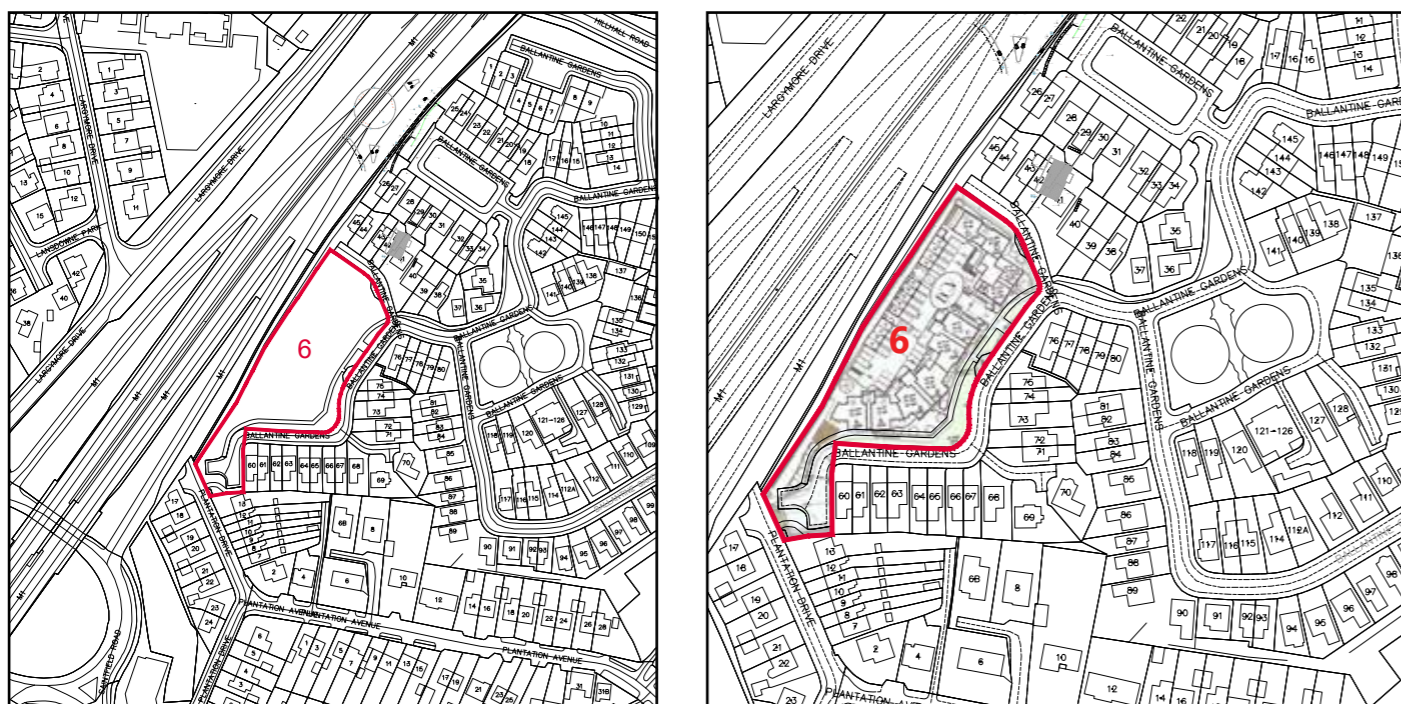
### LANDS TO THE EAST OF M1 MOTORWAY AND ADJACENT TO BALLANTINE GARDENS (1.26 acres / 0.51 hectares)

This area of land is separate to the other sites and is currently a lightly landscaped area of open space. Typically, in planning policy terms there is a presumption against development that results in the loss of public open space; however, the laying out of open space in this case is only a 'meanwhile' use as the lands do benefit from planning permission for 28 nos. apartments under the extant permission S/2011/0383/F. This area was incorporated into the area of the CLUD.

|           |   |
|-----------|---|
| Reference | S/2011/0383/F   |
| Location  | Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.   |
| Proposal  | Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works. |
| Decision  | Appeal Allowed (PAC Ref:2011/A0263) on 26th September 2012.   |

|           |  |
|-----------|--|
| Reference | LA05/2022/0246/LDP   |
| Location  | Lands at Ballantine Garden Village                                       |
| Proposal  | Development of 96 nos. dwellings approved under S/2011/0383/F 2011/A0263 |
| Decision  | Date Granted: 19th August 2022.  |

### SITE LAYOUT



### SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 6.

#### AREA 6 - 28 UNITS (PLANNING APPROVED - PROTECTED BY CLUD)

| APT NO. | FLOOR  | DESCRIPTION  | SQ FT |
|---------|--------|--|-------|
| 57      | Ground | 2 Bedroom with Orangery                            | 1,075 |
| 57A     | Ground | 2 Bedroom with Orangery                            | 1,155 |
| 58      | First  | 2 Bedroom with 2 Balconies                         | 805   |
| 58A     | First  | 2 Bedroom with 2 Balconies                         | 932   |
| 59      | Second | 2 Bedroom Penthouse with Balcony                   | 1,711 |
| 54      | Ground | 2 Bedroom with Orangery, Snug & Private Garden     | 1,060 |
| 54A     | Ground | 2 Bedroom with Orangery and Snug                   | 980   |
| 55      | First  | 2 Bedroom with 2 Balconies                         | 851   |
| 56      | Second | 2 Bedroom with Balcony                             | 866   |
| 56A     | Second | 2 Bedroom with Balcony                             | 851   |
| 51      | Ground | 2 Bedroom with Orangery                            | 805   |
| 51A     | Ground | 2 Bedroom with Orangery, Sunroom & Private Gardens | 1,061 |
| 52      | First  | 2 Bedroom with Balcony                             | 866   |
| 52A     | First  | 2 Bedroom with 2 Balconies                         | 851   |
| 53A     | Second | 2 Bedroom with Balcont                             | 866   |
| 53A     | Second | 3 Bedroom Semi-Detached                            | 851   |
| 46      | Ground | 2 Bedroom  | 852   |
| 46A     | Ground | 2 Bedroom with Private Garden                      | 852   |
| 47      | Ground | 1 Bedroom with Private Garden                      | 616   |
| 47A     | Ground | 1 Bedroom (Wardens Apartment)                      | 609   |
| 48      | First  | 2 Bedroom with Balcony                             | 852   |
| 48A     | First  | 2 Bedroom With Balcony                             | 692   |
| 49      | First  | 2 Bedroom With Balcony                             | 838   |
| 49A     | First  | 2 Bedroom With Balcony                             | 838   |
| 50      | Second | 2 Bedroom With Balcony                             | 838   |
| 50A     | Second | 2 Bedroom With Balcony                             | 838   |

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## PLANNING

For further information relating to Planning and Architecture, please contact:



### TSA Planning

20 May St  
Belfast  
BT1 4NL

Landline: 028 9043 4333  
Mobile: 07740343163  
Email: [info@tsaplanning.co.uk](mailto:info@tsaplanning.co.uk)

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## TENURE

The Property is freehold and registered with absolute title at the Land Registry of Northern Ireland under Folios DN132281, AN25847, DN24725, DN95173, DN113561, DN109857, 1402 Co. Down, 46067 Co. Down, 1127 Co. Down and 19496 Co. Down. In addition, LR Residential Limited owns an undivided half share in Folios DN108350, DN13105 and 975 Co. Down. The remaining undivided half share in these three folios is held by M.E Crowe.

*For further information relating to title, please contact:*



### Ross Davidson

*Davidson McDonnell Solicitors*

Longbridge House  
24 Waring Street  
Belfast  
BT1 2DX

Email: [ross.davidson@davidsonmcdonnell.com](mailto:ross.davidson@davidsonmcdonnell.com)  
Mobile: 07776303711

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## TERMS OF SALE

### *Land offered for sale by Private Treaty*

#### CRITERIA REQUIRED FROM INTERESTED PARTIES

- Name of purchaser.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Timescale to complete the purchase post acceptance of offer. Completion shall be no later than 12 weeks following date of offer acceptance.
- Details of offer level and confirmation that a 10% non-refundable deposit will be paid upon exchange of contracts.
- Details of Solicitor who will represent the proposed purchaser.

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## PRICE

**£7,000,000**  
**(Seven Million Pounds Sterling)**

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## DATA ROOM

Following registration of interest with Simon Brien Residential, access to a full legal data site will be granted by Davidson McDonnell.

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## FOR FURTHER INFORMATION



### **SIMON BRIEN F.N.A.E.A.**

Land & New Homes

**Landline:** 028 9066 8888

**Mobile:** 077 2176 7777

**Email:** sbrien@simonbrien.com

### **THOMAS O'DOHERTY R.I.C.S.**

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