

**FOR SALE**

**Exceptional Redevelopment Opportunity (STPP) in a Prime East Belfast Location - c. 6.42 acres (2.6 ha)**

**NETHERLEIGH HOUSE, MASSEY AVENUE, BELFAST, BT4 2JP**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

## KEY FEATURES

Total site area of c.6.42 acres (2.6 ha)

Located near Stormont Estate in East Belfast

c.54,471 sq ft (NIA) of existing accommodation

Attractive Grade B1 Listed Netherleigh House building

Excellent redevelopment potential (STPP)

Two prominent access routes from Massey Avenue

[Click For Drone Footage](#)

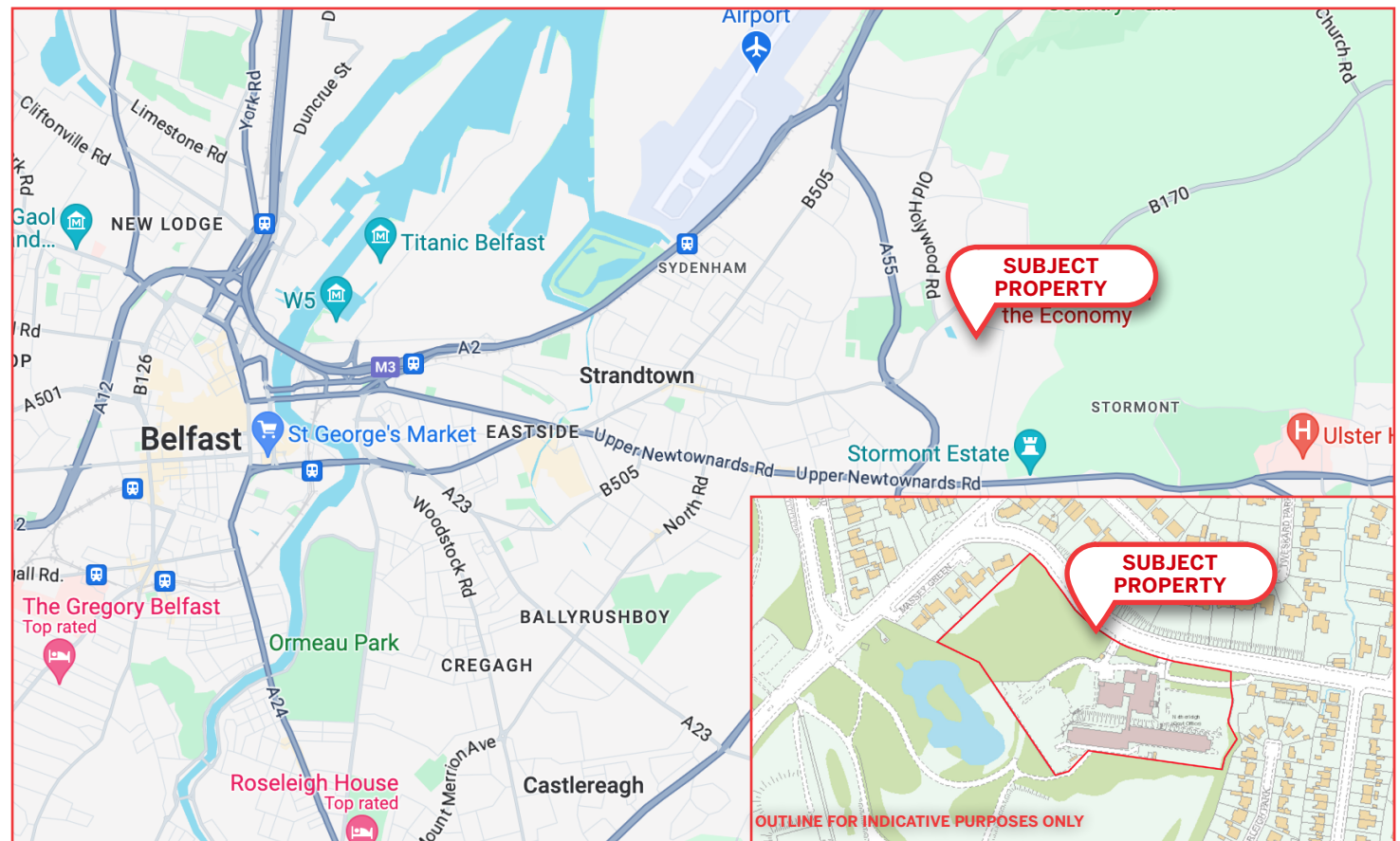


## LOCATION

The property is located on the south side of Massey Avenue, within close proximity to the Stormont Estate in East Belfast. The area immediately surrounding the property is predominantly characterised by large, detached family houses, whilst Campbell College and its associated sports playing fields are located adjacent to the immediate south.

The property benefits from excellent connectivity. The Upper Newtownards Road is located a short distance to the south, whilst the A55 and Sydenham Bypass are both easily accessible to the west / north-west via the B170, providing easy access towards Belfast city centre in a journey time of c.15 minutes. Belfast City Airport is located a c.8-minute drive to the north-west of the property.

Ballyhackamore is located c.1 mile (1.6km) to the south-west of the property and provides a range of local shops and amenities, whilst Hollywood Exchange Retail Park and the Tesco superstore at Knocknagoney are both located a short distance to the north-west. In addition to Campbell College, the local area is well populated with primary and secondary schools, including Strathearn, Bloomfield, Ashfield High School, Penrhyn Preparatory School and Strandtown Primary School, making it popular for those with young families.



## LOCATION



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## DESCRIPTION

The property is broadly rectangular in shape and extends to a total site area of c.6.42 acres (2.6 ha). The focal point of the property is Netherleigh House, which is a neo-classical Grade B1 Listed building that was constructed in c.1880. Predominantly spread over ground and first floor, the building has most recently been used for office accommodation that is set around a grand central staircase. The building extends to a NIA of c.5,971 sq ft (555 sq m).

Located adjacent to the east of Netherleigh House is a two-storey c.1970's building that is connected by a corridor link at ground and first floor level. The building extends to a NIA of c.6,973 sq ft (648 sq m) and comprises a large staff canteen area and associated kitchen across the ground floor with office accommodation across the first floor. A larger three-storey c.1970's building is located adjacent to the southern boundary of the property and extends to a NIA of c.41,527 sq ft (3,858 sq m). The building is connected to the smaller modern building by another corridor link. Surrounding the existing buildings across the property are a total of c.230 surface car parking spaces, in addition to banked grass areas.

The western section of the property is fenced off from the remainder of the site and comprises a c.2.2-acre (0.9 ha) area of dense woodland, which does not fall under the protection of any Tree Preservation Orders. The wider boundary of the property is well screened from neighbouring uses by hedgerow planting and mature trees. There are two existing gated access routes to the property, which are both provided from Massey Avenue to the north.

The property is not zoned for any particular use and there is therefore no restriction in principle to its redevelopment, subject to necessary planning approval. The entire property falls within the Campbell / Ormiston Local Landscape Policy Area (BT 096 – Draft Belfast Metropolitan Area Plan 2015), whilst the western section of the property (the woodland area) falls within the Campbell College and Ormiston Site of Local Nature Conservation Importance (BT 084/11 - Draft Belfast Metropolitan Area Plan 2015).

## ACCOMMODATION

Netherleigh House	Sq Ft (NIA)	Sq M (NIA)
Basement	70	6.5
Ground Floor	3,045	283
First Floor	2,856	265
<b>Total</b>	<b>5,971</b>	<b>555</b>
Two Storey Building	Sq Ft (NIA)	Sq M (NIA)
Ground Floor	5,181	481
First Floor	1,792	167
<b>Total</b>	<b>6,973</b>	<b>648</b>
Three Storey Building	Sq Ft (NIA)	Sq M (NIA)
Ground Floor	13,960	1,297
First Floor	13,706	1,273
Second Floor	13,862	1,288
<b>Total</b>	<b>41,527</b>	<b>3,858</b>
<b>TOTAL</b>	<b>54,471</b>	<b>5,061</b>



- |                          |                           |
|--------------------------|---------------------------|
| 1. Netherleigh House     | 4. Surface Parking        |
| 2. Two-Storey Building   | 5. Existing Access Points |
| 3. Three-Storey Building | 6. Woodland Area          |

**GALLERY - EXTERNAL**



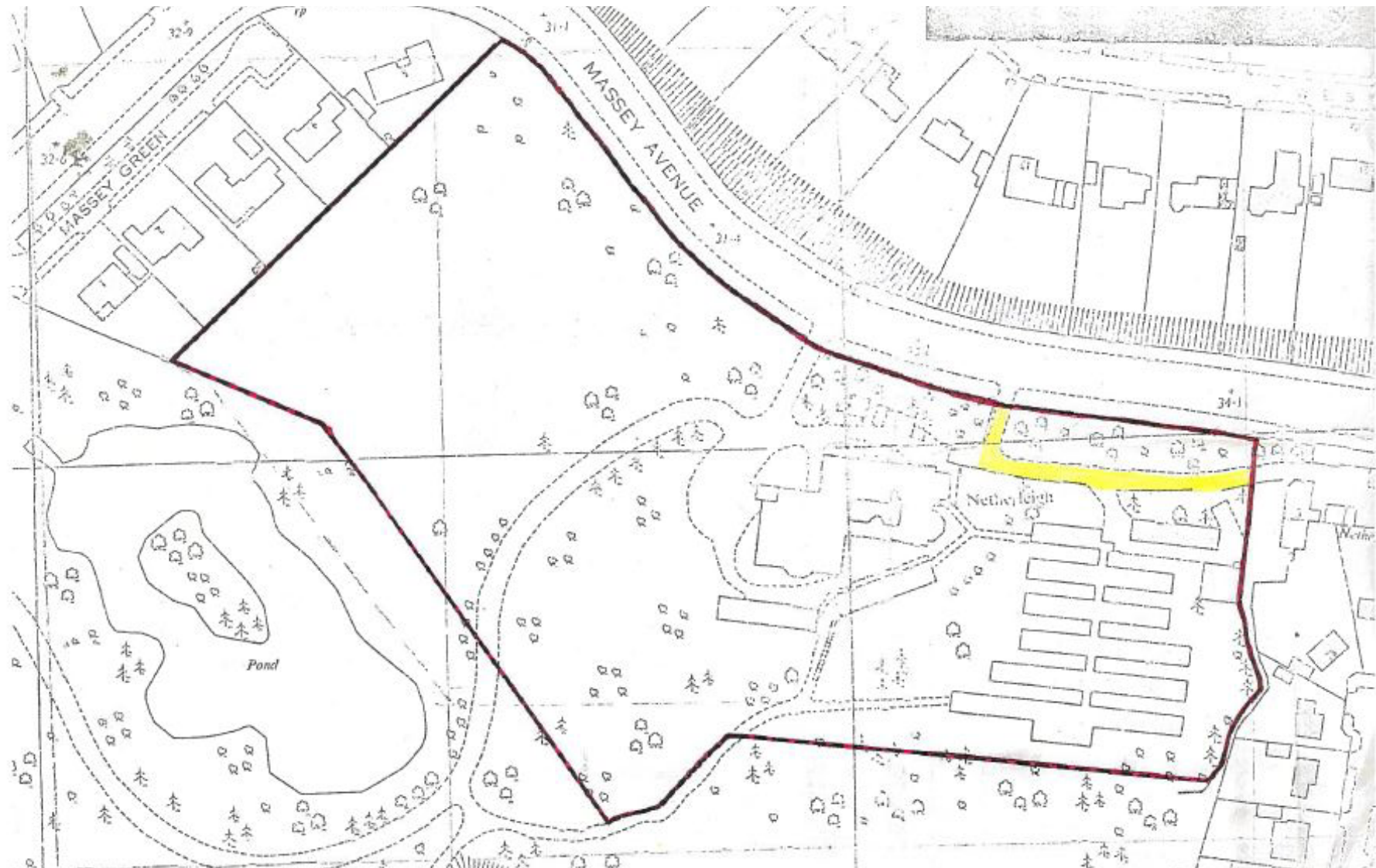
**GALLERY - INTERNAL**



## TITLE

The property is held freehold, subject to covenants and conditions contained in Fee Farm Grant dated 6th May 1974. A rent of £100 per annum is payable half yearly on 1st May and 1st November in each year.

An Easement for the Grantor and all persons authorised by it at all times and for all purposes with or without vehicles to pass and repass along that part of the premises shown coloured yellow on the Title Plan below. Interested parties should carry out their own due diligence relating to the title of the property.



## FURTHER INFORMATION

A pack of further information relating to the property has been compiled to assist prospective purchasers in formulating their offers.

If you wish to be provided with this information, please contact the retained agents below.

## VIEWINGS

Internal inspections of the property can be arranged by appointment only with the retained agents. Please make contact with a member of the team to organise an inspection.

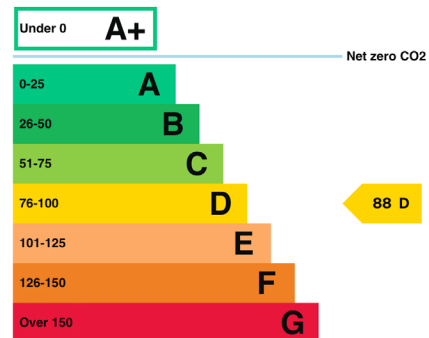
## VAT

The property is not subject to VAT.

## EPC

The property has an energy efficiency rating of D88. A full certificate can be made available upon request.

This property's energy rating is D.



## PROPOSAL

The freehold interest, subject to covenants and conditions contained in Fee Farm Grant dated 6th May 1974, is offered for sale by way of informal tender.

Offers in excess of £5,750,000 are sought, subject to contract.

Interested parties should note that the Vendor reserves the right not to select the highest (or indeed any) offer received and may include an overage clause depending on the final level of offer accepted.

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

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 Lisney.

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.

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### For further information:

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[gjolliffe@lisney-belfast.com](mailto:gjolliffe@lisney-belfast.com)

Viewing Strictly by appointment with the sole selling agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending 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 correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

### Lisney Commercial Real Estate

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