

# For Sale

Asking Price: £650,000

SimonBrien



Residential Building Site at 32A Lisburn Road,  
Hillsborough, BT26 6HW

[simonbrien.com](http://simonbrien.com)

## Description

We are pleased to offer to the open market a unique opportunity to purchase a perfectly situated, private residential building site in a secluded, mature woodland setting in the heart of Royal Hillsborough. Located on the Lisburn Road in Royal Hillsborough, one of Northern Ireland's most sought after residential and affluent locations, this site is within a few minute's walk to all the amenities the local village offers including the charming Main Street with cafes, bars and restaurants including, The Plough Inn, The Parsons Nose and The Hillside Bar & Restaurant. In addition to these local amenities, Hillsborough Castle and Gardens are a short distance away for residents to enjoy. With excellent connectivity to arterial routes, the site location provides ease of access to Belfast City Centre, Lisburn, M1 Motorway and a range of excellent schooling in the surrounding areas.

The residential building site is fully serviced and extends to circa 0.5 acres and has full planning consent for a detached dwelling extending to approximately 2,461 square feet and a detached double garage. Private access to the site is via the Lisburn Road and will be shared with the adjoining site 32 Lisburn Road. Planning permission for this residential site was granted on the 31st of May 2023 under a larger planning application for the adjacent Cromlyn Wood development – Reference: LA05/2021/0507/F.

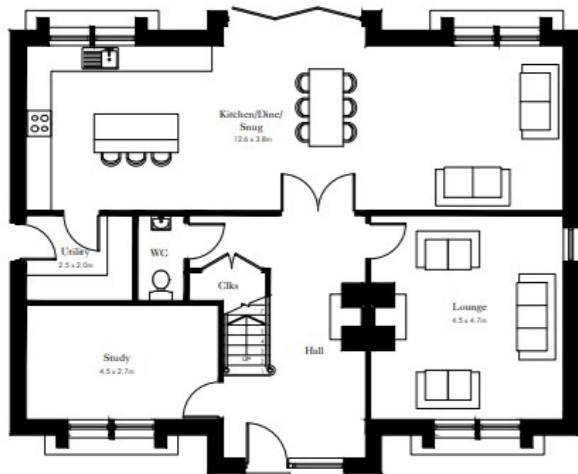
The sale of this site represents a unique opportunity to build a house to one's own specification. Due to the size and surroundings of the site, a purchaser may consider building a larger house on the site, subject to relevant planning permission.

Viewing is by private appointment through our Belfast Office on 02890 668888.

## Special Features & Services

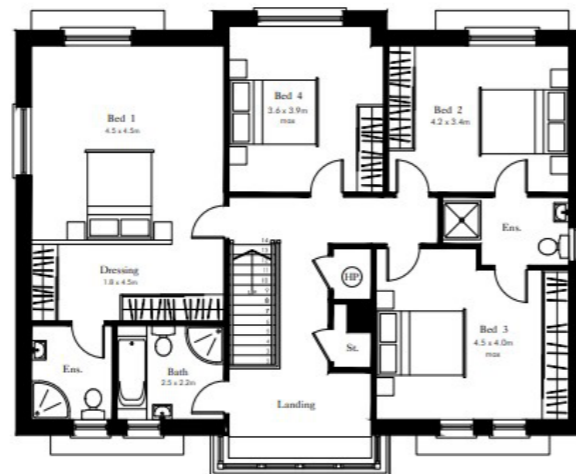
- Magnificent Fully Serviced Residential Mature Building Site Extending to circa 0.5 Acres
- Full Planning Consent For Detached Dwelling Extending To 2,461 Square Feet and Detached Double Garage
- A Purchaser May Consider Building a Larger House on the Site, Subject to Relevant Planning Permission
- Exclusive Address in the Heart of Royal Hillsborough Village
- Easy Access to Belfast City Centre, Lisburn and the M1 Motorway
- Unique and Rare Opportunity to Acquire a Site and Build a Bespoke Home to Your Own Specification
- Viewing by Private Appointment Only

## FLOOR PLANS



Ground Floor

Approx Total Square Footage - 2,461



First Floor



### APPROVAL OF PLANNING PERMISSION

#### Planning Act (Northern Ireland) 2011

Application No: **LA05/2021/0507/F**

Date of Application: **6 May 2021**

Site of Proposed Development:

**Lands at no's 26, 30 and 32 Lisburn Road Hillsborough.**

Description of Proposal:

**Proposed erection of 44 no residential dwellings (including conversion and extension of existing building to create 2 no. dwellings), landscaping, open space, internal road layout and access provision off the Lisburn Road along with associated development.**

Applicant: Mr R Kingan Mrs M Gorman  
Address: 202 Derryboye Road  
Crossgar  
BT30 9DL

Agent: Clyde Shanks Ltd  
Address: 2nd Floor, 7 Exchange Place  
Belfast  
BT1 2NA

Drawing Ref: LA05/2021/0507/F 01, 02A, 03A, 04A, 05A, 06A 07A, 08A, 09A 10-74  
Private Street Determination Drawing, Landscape Management Plan.

The Council in pursuance of its powers under the above-mentioned Act hereby

#### GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

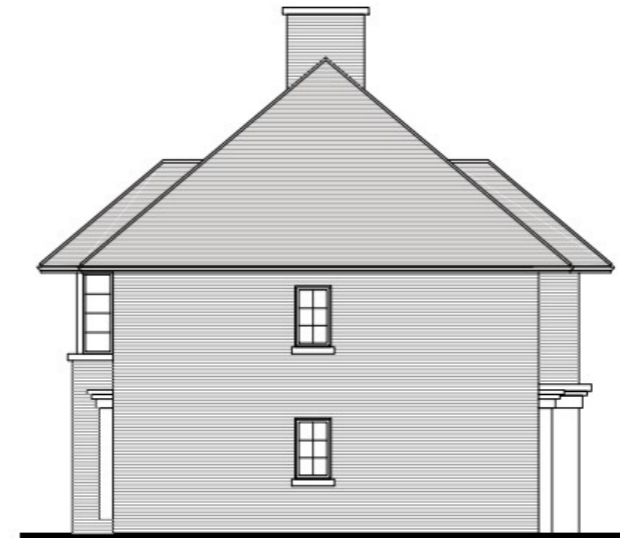
1. As required by section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
  
Reason: Time limit
2. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

## Elevations



Front Elevation

## Side Elevations



Side Elevation

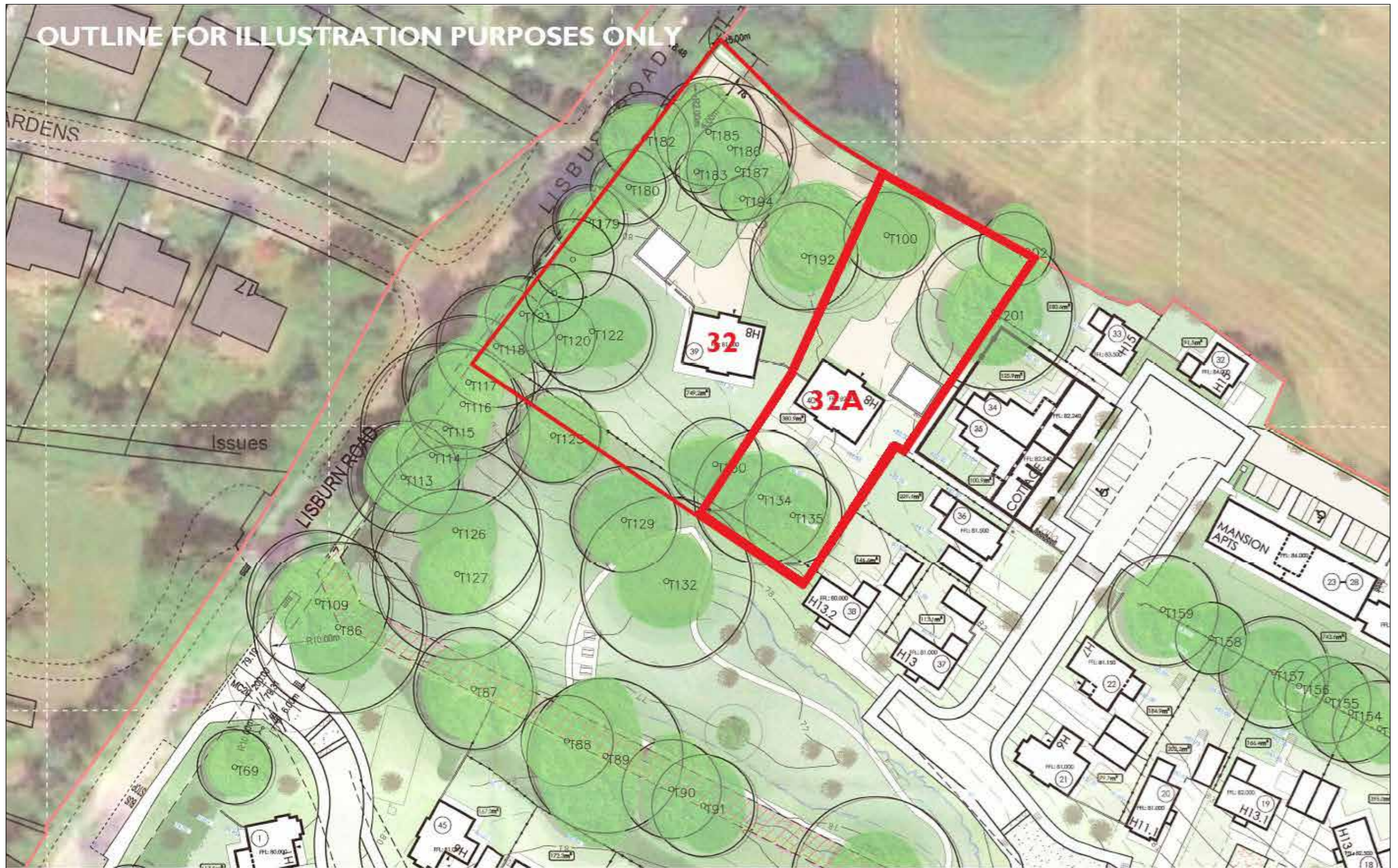


Side Elevation

## Site Map Location



OUTLINE FOR ILLUSTRATION PURPOSES ONLY



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## VALUER

**Thomas O'Doherty MRICS**

Simon Brien

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Antrim, BT9 7GQ

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E: southbelfast@simonbrien.com

## MORTGAGE ADVICE

For free independent advice on  
mortgages talk to

**Crawford Mulholland**

**348 Lisburn Road, Belfast,**

**Co. Antrim, BT9 6GH**

T: 028 9066 5544

E: office@crawfordmulholland.com



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[simonbrien.com](http://simonbrien.com)

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