

FOR SALE

28 Seymour Street, Lisburn BT27 4XF

0.50 ACRE PRIME REDEVELOPMENT OPPORTUNITY



AMBIT

Commercial Real Estate
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Prime City Centre
Development Site (STPP)

Planning previously granted
for the development of
a residential scheme
comprising 52 apartments
with ancillary ground floor
retail under (now lapsed)

Offers in excess of
£1,000,000

LOCATION

Lisburn is located 9 miles west of Belfast City Centre and constitutes part of the Belfast Metropolitan Area and had a population of approx. 149,000 people according to the 2021 census.

The city benefits from excellent road access being adjacent to the M1 motorway which connects greater Belfast with the west of the province and the A1 which provides a direct link to Dublin.

DESCRIPTION

The subject occupies a prominent position on the Belfast side of Lisburn, with excellent road frontage to Seymour Street and Queens Road and will provide a landmark location for a substantial development.

This landmark city centre site comprises a number of terrace properties, 2 detached showrooms, detached garages and gardens of those premises which front directly onto Seymour Street, including 20 Seymour Street which is B1 listed.



**For indicative purposes only.*

PLANNING

We understand the subject previously benefitted from multiple planning approvals (which have now lapsed) for residential development with ancillary commercial uses – the most recent of which is summarised below:

Application Reference – S/2008/0652/CA

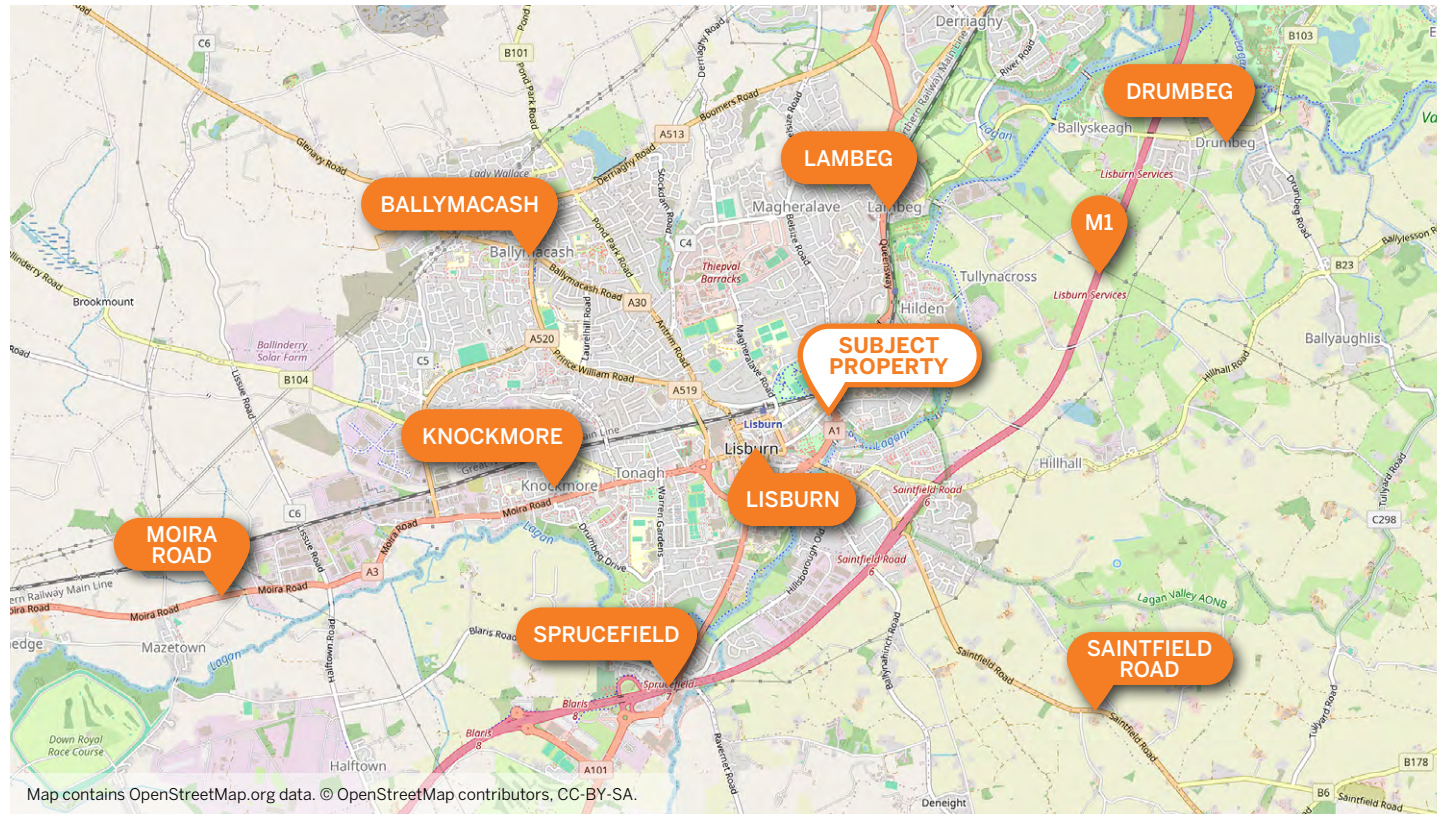
Demolition of No's 22-28 Seymour St and No 6 Queen's Road and outbuildings on site and development of 52 No apartments, ground floor commercial unit to be used for use classes A1 or A2 and associated underground car parking and communal courtyard. Demolition of furthest outbuilding and corrugated iron roof to the rear and No 20 Seymour St (listed building) and change of use No 20 from office to residential use to include internal alterations. Demolition of small outbuilding projecting to the rear of No 18 Seymour Street and internal alterations to create 1 No residential dwelling, and development of a right hand turning lane along Queens Way to provide vehicular access to the development.



Outlines for indicative purposes only



LOCATION



TITLE

We understand the property is held by way of freehold or long leasehold title.

PRICE

Offers in excess of £1,000,000

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

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/uksi/2017/692/contents>.

Viewing strictly by appointment with the joint selling agents **Ambit CRE and McConnell Property**

REF 25262



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