

Former Rockfield Nursing Home, 29 Greengraves Road, Dundonald

For Sale

****Excellent Development Opportunity****

Full planning permission for 87 bed dementia care home

Lands extending to approximately 46.57 acres (18,846 hectares) and 13no. two bed independent living units



**Lambert
Smith
Hampton**

Summary

- Former nursing home facility and surrounding lands.
- Comprising former nursing home, 12no. flats, gate lodge and commercial unit.
- The entire site extends to approx. 46.57 acres (18.846 hectares).
- Current gross income £55,560 per annum.
- Full Planning Permission for 87no. bed dementia care nursing home and 13no. two bed independent living units.
- Price on application.

Location

The property is situated on the northern side of Greengraves Road, approximately 0.7 mile to the southwest of its junction with the A20.

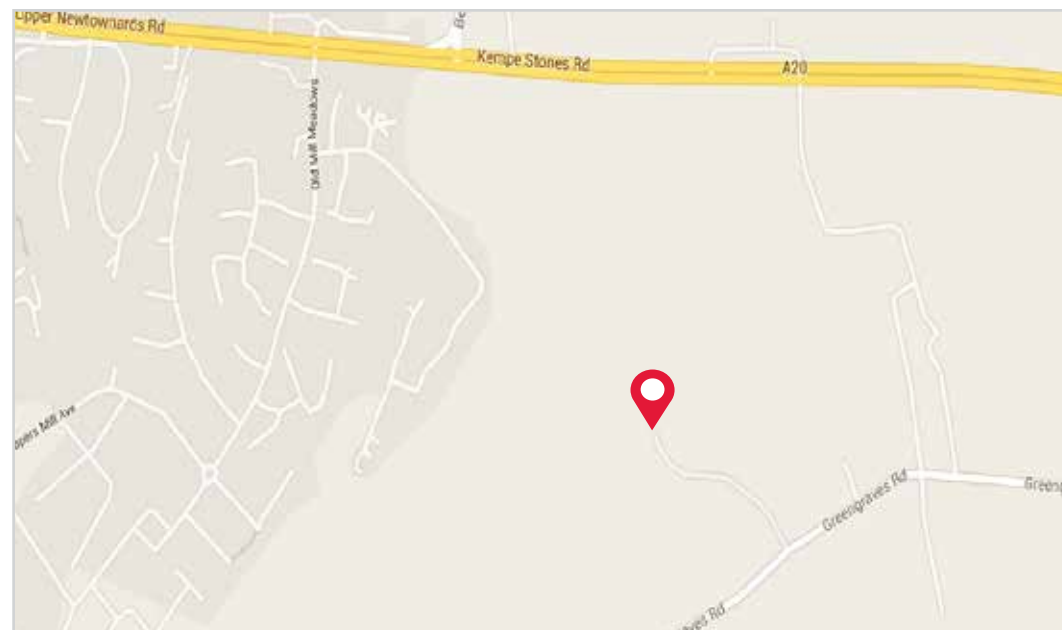
Newtownards	3.5 miles
Belfast City Centre	7 miles
George Best Belfast City Airport	7 miles
M3 Motorway	8.5 miles

Description

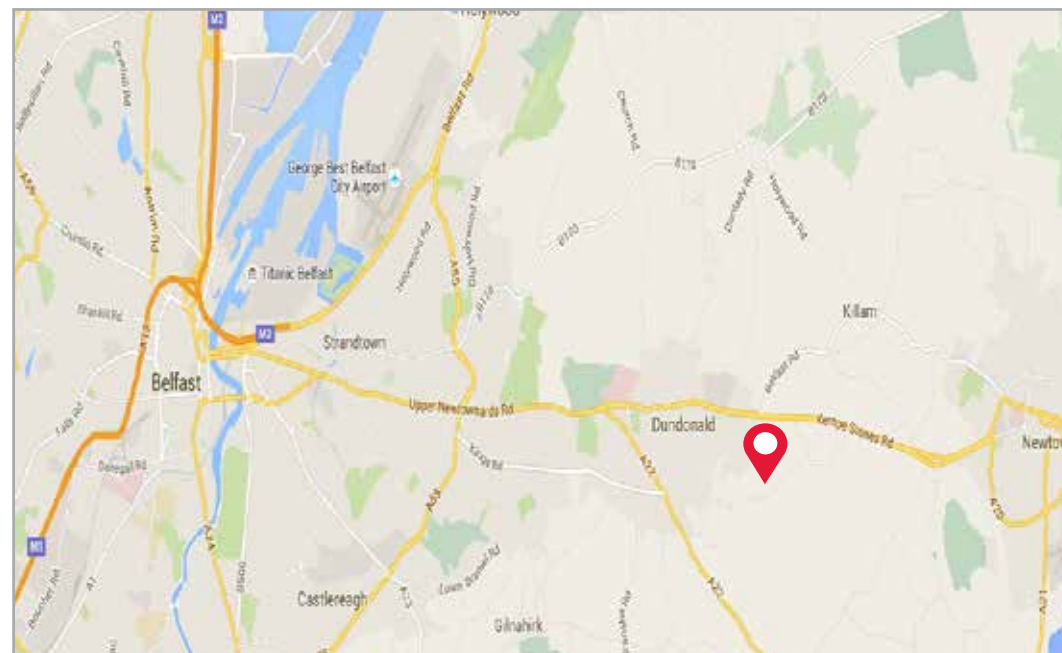
The property comprises a former nursing home facility. The main house is currently presented in a dilapidated state and would require extensive refurbishment/ demolition. There are three residential investment buildings adjacent to the main house comprising 12no. flats. There is a single storey commercial warehouse unit and a gate lodge.

The entire lot extends to approximately 46.57 acres and is zoned as 'Rural Landscape Wedge' according to the Belfast Metropolitan Area Plan.

The property is accessed off the Greengraves Road, along a tree lined avenue. There is also a second access point through Old Mill Grove housing development.



For Indicative Purposes Only



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Schedule of Accommodation & Tenancies

Address	Sq Ft	Sq M	Gross Rent £ PA
Main House	-	-	-
Apartment 1	490.8	45.60	£3,960
Apartment 2	430.6	40.00	£4,460
Apartment 3	583.2	54.18	£4,200
Apartment 4	386.4	35.90	£4,200
Apartment 5	386.4	35.90	£4,200
Apartment 6	386.4	35.90	£4,200
Apartment 7	386.4	35.90	£4,400
Apartment 8	386.4	35.90	Vacant
Apartment 9	611.4	56.80	£4,200
Apartment 10	654.4	60.80	Vacant
Apartment 11	611.4	56.80	Vacant
Apartment 12	636.1	59.10	£4,740
Gate Lodge	-	-	Vacant
Commercial Unit	3,041	282.52	£9,500
Land	-	-	£7,500
Total			£55,560 (1)

(1) Gross rent includes payment of rates and oil.

Lambert Smith Hampton were unable to gain access. Areas for flats taken from Land & Property Services Website (www.lpsni.gov.uk). Area for commercial unit taken from Spatial NI (www.spatialni.gov.uk).

The total site area is approximately 46.57 acres (18.846 hectares).

NB: There are surrounding lands available, making an entire land holding of approximately 46 acres.

Planning

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

The Belfast Metropolitan Area Plan (BMAP) 2015 has designated the subject property as a 'Rural Landscape Wedge' under designation 'CR05'.

Title

The title and contract are available for inspection by appointment only at the offices of vendors solicitors, details are as follows:

Cooper Wilkinson Solicitors, Imperial Buildings, 38-40 Queen Elizabeth Road, Enniskillen BT74 7BY

Contact: Katie Cooper
Tel: 028 6632 2615

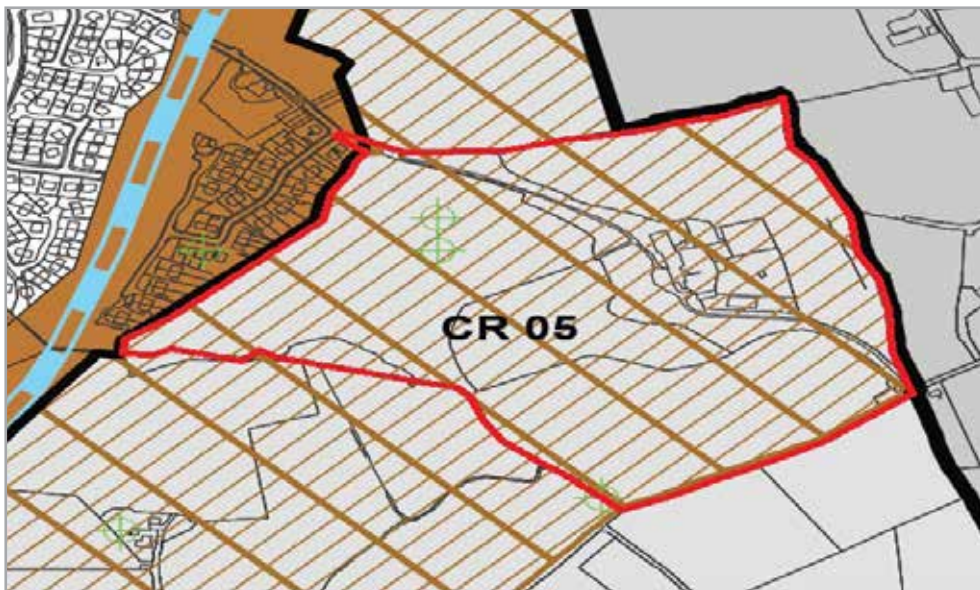


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Tenure

The property is held Freehold.

Rates

For further details, please contact the agents.

Price

Price on application.

VAT

HRMC is currently in the process of confirming the VAT status. For further details please contact the Agent.

EPC

D59-F37

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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