

# Lands at Sprucefield, Lisburn

For Sale

Approximately 31.94 acres of prime development land



Lambert  
Smith  
Hampton

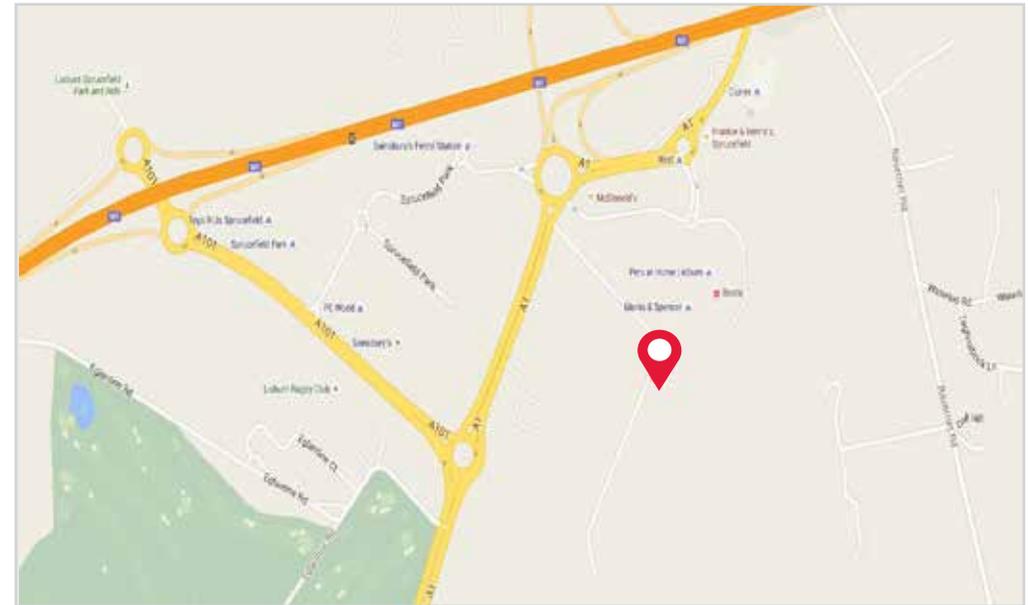
## Location

The lands are located adjacent to the Sprucefield Retail development at the junction of the M1-A1 corridor, which links Belfast to Dublin. Sprucefield is the most strategic and successful retail location in Northern Ireland and benefits from its proximity to the following locations:

Belfast	10 miles
Lisburn	2.5 miles
Newry	28 miles
Dublin Airport	87 miles
Dublin	95 miles

The subject lands are located adjacent to the rear of the M&S development on the eastern side of Hillsborough Road. Existing occupiers at Sprucefield include Marks & Spencer, Sainsburys, Next, McDonalds, B&Q and Toys R Us.

The 20 acre development site proposed for John Lewis is situated within very close proximity on the opposite side of the A1 dual carriageway.



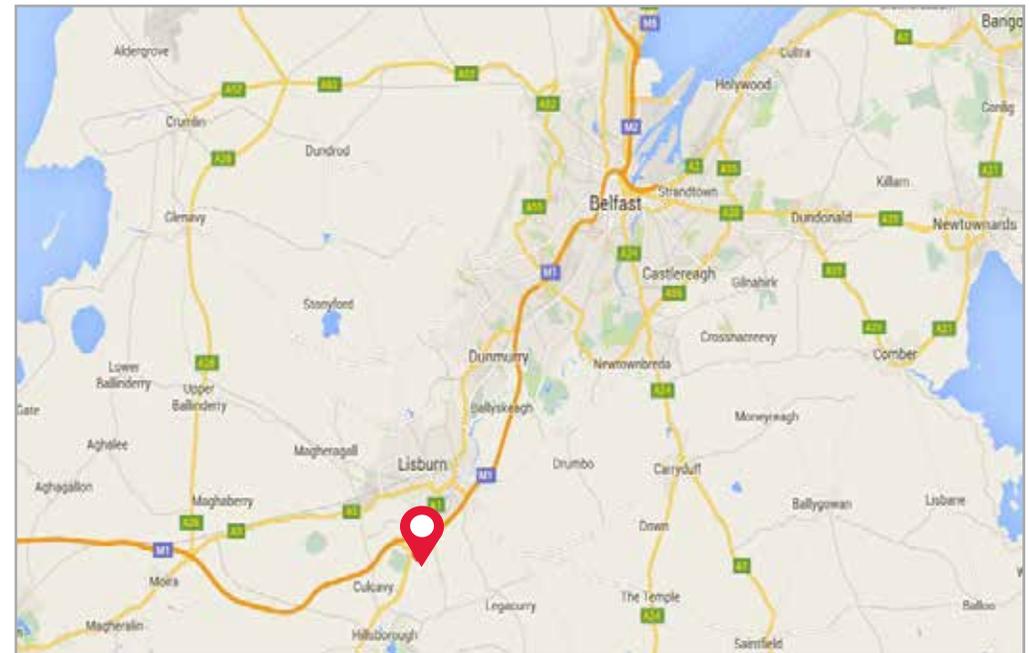
For Indicative Purposes Only

## Description

The lands are irregular in shape, flat in topography and currently used for agricultural purposes. Marks and Spencer Retail Park bounds the land to the north whilst the Ravernet River forms a boundary to the east. A farm dwelling and a number of out buildings are currently situated on site. The lands are divided into a number of fields by way of hedgerow or timber post and wire fences. Access is to the land is via a private laneway on the A1 dual carriageway.

## Site Area

Total (approx)      31.94 acres      12.93 hectares



For Indicative Purposes Only



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## Planning

The lands extend to approx. 31.94 acres (12.93 ha). The majority of these lands (approx. 19.8 acres) have been designated under the draft Lisburn BMAP 2-15 as 'Sprucefield Regional Shopping Centre', while the remainder of the lands (approx. 12.14 acres) are situated outside of the development limit.

## Price

For further details, please contact the agents.

## VAT

We are advised that the subject lands are not VAT registered and therefore VAT will not be charged in addition to the purchase price.

## 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

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Phillip Smyth  
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