

1.0 Asset Owner	<a href="#">NIHE</a>
1.1 Asset Owner Street Name and Town	2 Adelaide Street, Belfast
1.1 Asset Owner Post Code	BT2 8PB
1.7 Parent Department	Department for Communities (DfC)
1.8 Main Contact in Parent Dept or Body	xxxxx
2.0 Street Name of Surplus Asset	33 Oakfield Drive
2.0 Town	Carrickfergus
2.1 Post Code	BT38 7SP
2.2 Area of Land (Hectares)	0.03
Site Area (Acres)	0.0741316143
2.2a Building Size (Sq Metres)	0
2.3 UPRN	110341
2.3a GUID	
2.4 XY Co-Ordinates	
2.4a E Pims Ref Number	
2.5 Folio number(s)	Folio Number 30907 No.s 1-7 Co Antrim
2.13 Year Capital Receipt Req'd.	2022/23
2.14 Last Operational Use Category	Commercial/Retail/Office
2.14a Other Use Category	
2.15 Main Contact for Inspection	
2.16 Contact Tel Number	
2.17 Contact Email	
2.18 Private Sector Interest	No
2.19 Public Sector Interest	No
2.20 Any Current/Pending Planning Decisions?	No
2.20a Details of Current/Pending Planning Decisions	

4.0 Is the Land Registered?	Yes
4.1 Do you hold Title Documents?	Yes
4.1a Holder of Title documents	
5.0 Ownership Details	Freehold Folio Number 30907 No.s 1-7 Co Antrim
5.1 Occupation Status	Vacant
5.2 Basis of Occupation	
5.3 Type of Tenure	
5.6 Vacant Possession Date in Lease	
5.7 Actual Vacant Possession Date	
5.8 Annual Vacant Holding Costs	
5.9 Details of Illegal Use	
6.0 Are there any Wayleaves?	No
6.1 Easements	No
6.2 Rights of Way	No
6.3 Restrictive Covenants	No
6.4 Rights of Re-entry	No
6.5 Possessory Title Claims	No
6.6 Reservations	No
6.7 Is the Property a Listed Building or Scheduled Monument?	No
6.8 Details	
7.0 Other Relevant Information	This commercial unit is located within the Oakfield Estate in Carrickfergus. It was constructed in 1976 and the site area is 300m2. The building was previously occupied by one of two local opposing Community Groups. Unfortunately the location of this commercial property is in an area between the two separate groups and has been prone to anti-social behaviour/vandalism in the past. Following the last occupants (one of the two Community Groups) termination in July 2018, the second group was interested in taking over tenancy, however in

	<p>September 2018 the property was severely fire damaged before they were able to sign for the unit. The Local Office has concerns that even if the property is improved to be retained as a commercial unit, or changed to social housing, that due to the tensions within this area between the two groups, that no-one would be interested in renting the property, and tensions would again rise and the property would be subjected to more vandalism. The unit is also located quite near the site of the annual bonfire. Therefore, it is the Commercial Property Unit and Local Office's preference that the unit is not improved to become a commercial property or a dwelling for social housing. The improvements works costing approximately £92,880 to bring the commercial unit up to a reasonable standard for reinstatement include full rewire, new kitchen, new bathroom, doors, gutters, downpipes etc, new flooring, new boiler and radiators, new windows, new shutters, insulation and fire safety works. There has only been interest from one party over the last three years and the Commercial Unit are not confident it would remain occupied at all times.</p>
D1 Status	Publish for EOI
D1 Reference Number	1864/22
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Attachments	<a href="#">33 Oakfield Drive D1 map.pdf</a>