

D1 Reference	2194/24
1.0 Asset Owner	NIHE
1.1 Asset Owner Street Name and Town	2 Adelaide Street
1.1 Asset Owner Post Code	BT2 8PB
1.7 Parent Department	Department for Communities (DfC)
2.0 Street Name of Surplus Asset	48 Gateside Road
2.0 Town	Coleriane
2.1 Post Code	BT52 2PB
2.2 Area of Land (Hectares)	0.2481
Site Area (Acres)	0.613
2.2a Building Size (Sq Metres)	2481
2.3 UPRN	340265
2.3a GUID	
2.4 XY Co-Ordinates	
2.4a E Pims Ref Number	
2.5 Folio number(s)	7658 No.9 County Derry
2.13 Year Capital Receipt Reqd.	2024/2025
2.14 Last Operational Use Category	Residential
2.14a Other Use Category	
2.15 Main Contact for Inspection	Anna McCormack
2.16 Contact Tel Number	
2.17 Contact Email	Anna.mccormack@nihe.gov.uk
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
5.1 Occupation Status	Vacant
5.2 Basis of Occupation	N/A
5.3 Type of Tenure	N/A
5.6 Vacant Possession Date in Lease	Please select...
5.7 Actual Vacant Possession Date	
5.8 Annual Vacant Holding Costs	0
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	<p>The property is a vacant semi-detached rural cottage that was built in 1920 and is located in a rural area on the out skirts of Coleraine. It has been void since December 2022 and it is in a poor state of repair. The property sits on a large overgrown site which prospective residents may consider too large and difficult to maintain.</p>
7.0 Other Relevant Information	<p>The property requires significant investment (approximately £58,079) to bring it to a condition that it could be let. The works required include the installation of oil heating (the property has an open fire with back boiler heating system), Upvc windows, a new kitchen, bathroom and internal and external doors. In addition to this, extensive works are also required to clear the rear garden as it is overgrown and the previous tenant constructed a number of outbuildings which are in various forms of decay. Social Housing demand in the locality is low and the local office has advised that they are not confident that there would be a sustained long term need for this property.</p>