

BUILDINGS AT RISK 'FOR SALE'- February 2014

From its inception a key objective of the Built Heritage at Risk Northern Ireland project has been to encourage owners to restore their historic buildings or, where this is not deemed feasible, to offer them for sale to new restoring purchasers.

The Ulster Architectural Heritage Society is often contacted by members of the public interested in buildings that are available to purchase and the printed Built Heritage at Risk catalogues have proven effective "matchmakers" in this regard. The Built Heritage at Risk Partnership encourages owners who may not have a sustainable end use or plan in mind for their property, to consider putting it up for sale therefore getting the property into the right hands of a new restorer purchaser who may be in a better position to do something positive.

Typically there may have usually been only 3 or 4 BHARNI register entries for sale at any one time; however the current economic climate has pushed this number up considerably. More of these unique buildings available mean more opportunity for people to obtain their very own little piece of history and avail of their potential. There are several which are currently on the market, which are highlighted over the following pages.

Current Buildings at Risk for sale:

- Tyrone Courier, 1 Savings bank St, Dungannon-
<http://www.osborneking.com/siteFiles/resources/docs/properties/1SavingsBankStreetDungannon.pdf>
- Mourne Park House (Green Gate lodge), Kilkeel-
<http://www.propertynews.com/property/houses-for-sale/Kilkeel/Mourne-Park/TRLTRL60660>
- Former Methodist Church, 21 University Road, Belfast
http://www.dtzmcp.com/%5CCKP%5Cimages%5Cbrochure%5C335_1243_246586_94_DTZ_Brochure.pdf
- 2-4 Church Street, Portaferry-
<http://www.propertynews.com/Property/Portaferry-Newtownards/PNC665700/2-4-Church-Street/>
- Riddel's warehouse, 87-91 Ann Street, Belfast-
<http://www.propertynews.com/Property/Belfast/PNC664322/87-91-Ann-Street/>
- Mount Panther House, Dundrum-
<http://www.ulsterpropertysales.co.uk/mountpanther-estate-dundrum-road-clough/62305>
- Strangford Presbyterian Church -
<http://www.propertynews.com/Property/Strangford/TRHTRH46446/56-Downpatrick-Road/>
- Necarne House, Co Fermanagh-
<http://www.bbc.co.uk/news/uk-northern-ireland-21669993/>
<http://www.lisney.com/Commercial/Necarne-Estate-2A-Castle-Irvine-Road-Irvinestown-Co-Fermanagh.aspx>

- 24 High Street, Old Townhall, Donaghadee-
http://www.frazierkidd.co.uk/usercontent/propertyattachments/100_45238690_Donaghadee-TheOldTownhall.comp.R6.pdf
- Stewarts Place, Holywood-
<http://commercial.btwshiells.com/property/specific/1141/1-stewarts-place-county-down>
- Killymeal House, Dungannon-
<http://www.propertynews.com/Property/Dungannon/PNC577329/Killymeal-Road/>
- Belvoir Park Hospital, Belfast-
<http://namawinelake.files.wordpress.com/2013/04/belvoirhospitalbrochure.pdf>
- Maydown House, Benburb-
<http://www.propertynews.com/Property/Benburb/PNC198676/Carrickaness-Road/>
- Rossconor House, Downpatrick-
<http://www.peterfitzpatrick.co.uk/rosconnor-house-annacloy-road-downpatrick/196994>
- 43 Crumlin Road, Ballinderry-
<http://www.propertynews.com/Property/Ballinderry/BMCBMCM1158/43-Crumlin-Road/>
- Market House, Rathfriland-
<http://www.propertynews.com/Property/Rathfriland/PNC297347/SUBJECT-T-MARKET-HOUSE/>
- 36 Cliftonville Road, Belfast-
<http://www.propertynews.com/Property/Belfast/ECSECS24541/36-Cliftonville-Road/>
- Ormiston House, Belfast-
<http://commercial.btwshiells.com/property/specific/1523/hawthornden-road-county-antrim>
- 146 Brollagh Road, Belleek
***Some of the entries have more information below**

Recently sold Buildings at Risk:

- Dunminning Cottage, Ballymena-
<http://www.propertynews.com/Property/Ballymena/PNC527536/147-Ballywatermoy-Road/>
- Castledillon House, Armagh-
<http://www.brggibsonauctions.com/propertydetails.asp?pid=340&Auction=B>
- Cairndhu House, Larne- <http://www.propertypal.com/cairndhu-house-coast-road-larne/239174>
- Church of Christ Scientist, Belfast-
<http://www.belfasttelegraph.co.uk/news/local-national/northern-ireland/filipino-church-buys-belfast-landmark-building-29117177.html>
- Killeavy Castle, Meigh- <http://www.bbc.co.uk/news/uk-northern-ireland-21760183>
- Meter House, Gas Works- <http://www.propertypal.com/the-meter-house-ormeau-gasworks-belfast/246276>
- Turnpike Cottage, 131 Hillsborough Road, Dromore
- 191 Newcastle Road, Seaford
- Craigdarragh House, St. Columbanus, Helen's Bay

ROSES LANE END, 43 CRUMLIN RD, BALLINDERRY, COUNTY ANTRIM



Historic Buildings Reference: HB19/01/027

Listing Grade: B2

Status: For Sale with [Bill McCann Estate Agency](#)

This rural post office is described in its listing record as *"a two-storey five-bay harled and whitened building with slated roof... a good example of a small rural building which retains most of the original external detail"*. Only a tiny room on the left-hand bay of the building was in use until recent times and, as a result, the overall condition of the property is poor.

Its historical significance as a former rural post office is clear, yet another use is urgently needed to not only help justify the cost of the necessary repair and sensitive modernisation, but, in the longer term, to help generate sufficient income in order to pay for its continued upkeep. It is unfortunate that a pilot scheme devised by the Housing Executive, which would have included this building, failed to come to fruition.

Refs:

Monuments and Buildings Record

MAYDOWN HOUSE, MAYDOWN, BENBURB



Historic Buildings Reference: HB15/12/013

Listing Grade: B1

Status: For Sale with [Robert Wilson Estate Agency](#)

Described in the Monuments and Buildings Record as a "*Two-storey farmhouse, symmetrical plan with Georgian detailing*", this rather impressive rural house is now vacant and in need of major repair. Set back from the road, close to the pretty village of Benburb, it is sheltered on one side by trees and on the other by an extensive range of outbuildings, giving an overall air of seclusion. Hopefully these sought-after characteristics can ensure that it will soon be restored and reused.

Refs:

Monuments and Buildings Record

STRANGFORD PRESBYTERIAN CHURCH, DOWNPATRICK ROAD



Historic Buildings Reference: [HB18/08/052](#)

Listing Grade: B1

Status: For Sale with [Templeton Robinson](#)

Recently closed due to lack of numbers, this church was described by the Ulster Architectural Heritage Society as an "...*unusual stucco façade of considerable merit, with six pilasters (four paired), three round-headed recesses, and a triangular pediment supporting a curious small obelisk*". It is no longer used for worship and has suffered from some minor vandalism, with several of the panes to the round-headed window openings on the side elevations having been broken. The future of redundant buildings such as this usually lies in conversion to a new use which, in the case of churches, requires a great deal of skill. This is particularly difficult for residential conversions and, as this building is currently for sale, it is to be hoped that a new owner will approach any scheme sympathetically.

Refs:

Bell, GP, Brett, CEB and Matthew, R (1969), *Portaferry & Strangford*, Ulster Architectural Heritage Society, p.30

MOUNT PANTHER, DUNDRUM ROAD, CLOUGH, COUNTY DOWN



Historic Buildings Reference: HB18/11/048

Listing Grade: B+

Status: For Sale with [Ulster Property Sales](#)

Mount Panther is a building of considerable merit in a state of utter dereliction which poses a significant headache for its future reuse. Built c.1770, it is an eleven-bay, three-storey edifice with basement in modified Palladian style. It occupies an elevated position near the village of Clough with its high chimney stacks being clearly visible from the Castlewellan Road. Once famous for its ballroom which contained exceptional rococo plasterwork, the entire interior is now in ruins, along with the substantial two-storey stable yard to the rear. It appeared in the very first Buildings at Risk catalogue (p. 73) and remains a very important historic building.

MARKET HOUSE, CHURCH SQUARE, RATHFRILAND, COUNTY DOWN



Historic Buildings Reference: [HB16/08/008](#)

Listing Grade: B1

Status: For Sale with [Osborne King](#)

An important focal point for the square in Rathfriland, the former market house was described in the OS Memoirs as a "*plain old market house, in which once a month is held the manor court house*". Dating from the 1760s, it was last used as a recreational club, a function that ceased several years ago. It appeared in Buildings at Risk Catalogue, Volume 6 (p.81), and will hopefully find a new sustainable use that it so obviously deserves.

Refs:

OS Memoirs of Ireland, Parishes of County Down 1, Volume 3, p.15