

An aerial photograph of a residential area. A yellow polygon outlines a specific property. The property includes a two-story brick house with a grey roof, a smaller outbuilding, and a large, dense garden with many trees and shrubs. To the left of the property is a large green field. To the right is a road with a white car and a silver car. In the background, there are more houses and a hill.

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FOR IDENTIFICATION PURPOSES ONLY

# FOR SALE

## 22 Ballymena Road, Cullybackey, BT42 1DT

Potential Development Site extending to c. 0.8 acres (with a 3 bedroom dwelling and workshop)



# LOCATION

**Cullybackey is a large village on the banks of the River Maine, c. 3 miles north west of Ballymena.**

The subject is located on Ballymena Road, a popular residential location conveniently located within walking distance to local amenities including Eurospar, Boots Pharmacy and Maine Medical Practice. Cullybackey Train Station is only a five minute walk from the subject.

Schools within the village include Cullybackey College (0.3 miles away) and Buick Memorial Primary School (0.2 miles away).

# DESCRIPTION

**The total site extends to c. 0.8 acres and is located within the development limit of the current Ballymena Area Plan. The site would be suitable for various residential redevelopment opportunities including sheltered accommodation subject to obtaining the necessary planning consents.**

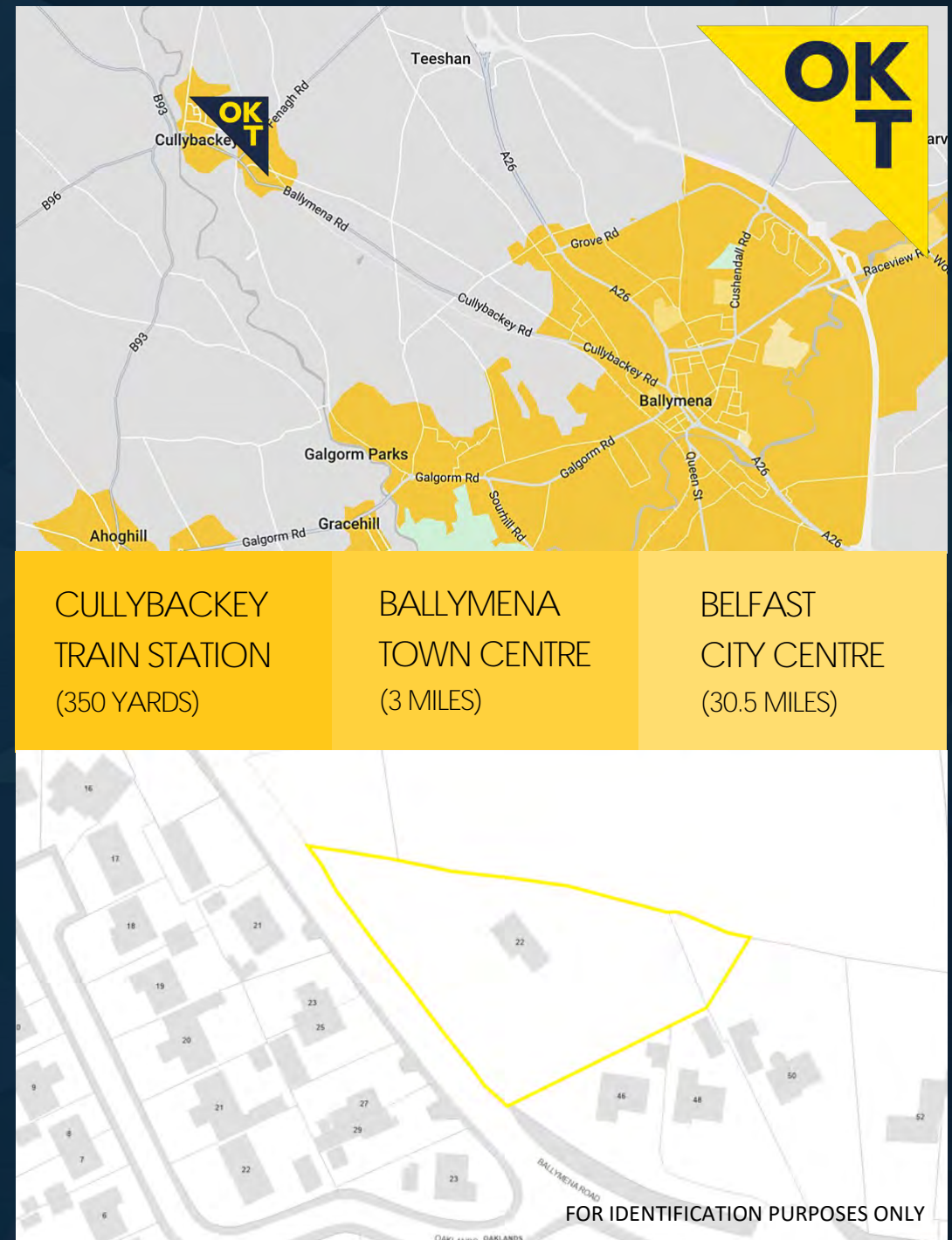
22 Ballymena Road is an impressive 2 storey detached family home in need of complete refurbishment. The property is of cavity wall construction with part red brick part pebble dashed render and slate roof covering.

Also within the site there is a commercial workshop formerly used as a car mechanics with roller shutter door.

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF 10117





# ACCOMMODATION

DESCRIPTION	AREA (M²)	AREA (SQ FT)
GROUND FLOOR		
Living Room	13.9	139
Living Room	15.8	171
Kitchen	10.8	116
Pantry	2.2	23
Cold Room	3	32
WC	-	-
Integral garage	15.8	171
FIRST FLOOR		
Bathroom	3.6	39
Bedroom 1	6.4	69
Bedroom 2	13.5	146
Bedroom 3	16.0	172
TOTAL ACCOMMODATION	101	1,088
Workshop	126.6	1,363

SITE AREA

c. 0.8 Acres (c. 0.32 Hectares)







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# SALES DETAILS

PRICE: Offers over £300,000

TITLE: Assumed freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## RATES PAYABLE

Capital Value: £125,000

Estimated rates payable: £1,292.13

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

## VIEWING

Strictly by appointment with the selling agent only, internal viewing of the dwelling not possible.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	14 G



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**BRIAN TURTLE**

brian.turtle@okt.co.uk

**RACHEL MORRELL**

rachel.morrell@okt.co.uk

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

