

An aerial photograph of a town center in Ballyclare, Northern Ireland. A rectangular plot of land in the center is outlined in yellow, indicating it is for sale. The surrounding area includes residential houses, commercial buildings, a church, a school, and a football pitch. A yellow triangle in the top right corner contains the text 'OK T'.

**OK  
T**

**FOR SALE**

# **Land at Harrier Way, Ballyclare, BT39 9BB**

Prime Town Centre Development Site extending to c. 0.32 acres

# LOCATION

Ballyclare is a busy provincial town located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick.

The town is popular with commuters due to its excellent transport links with the rest of the Province and benefits from a broad mix of retailers and service providers supporting a lively high street offering. In addition, the town has a well-established educational network, with two primary schools, a grammar school, and a secondary school.

The subject property is situated just off the Town Square on Harrier Way. Neighbouring occupiers include Ballyclare Town Hall, Time Coffee House & Bistro, Little Blossoms Preschool, and Ballyclare Comrades FC.

# DESCRIPTION

The subject comprises a vacant site occupying a prime position within the town centre. The property would be suitable for residential or commercial redevelopment subject to any necessary planning permissions

# SITE AREA

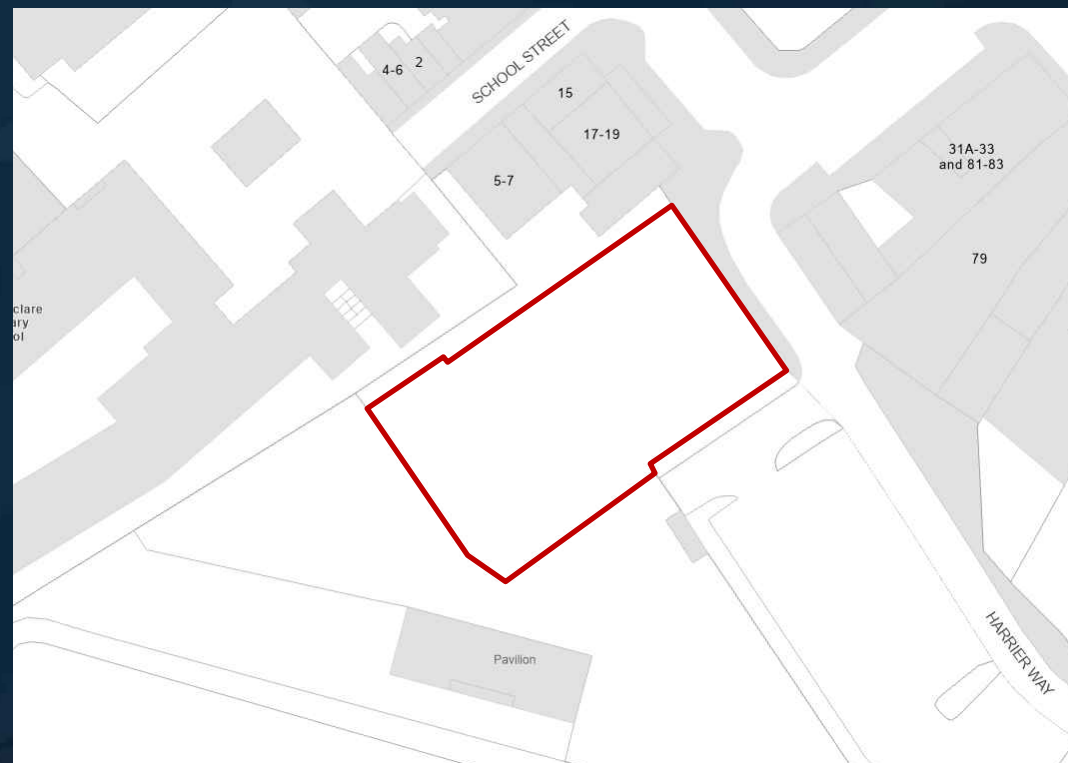
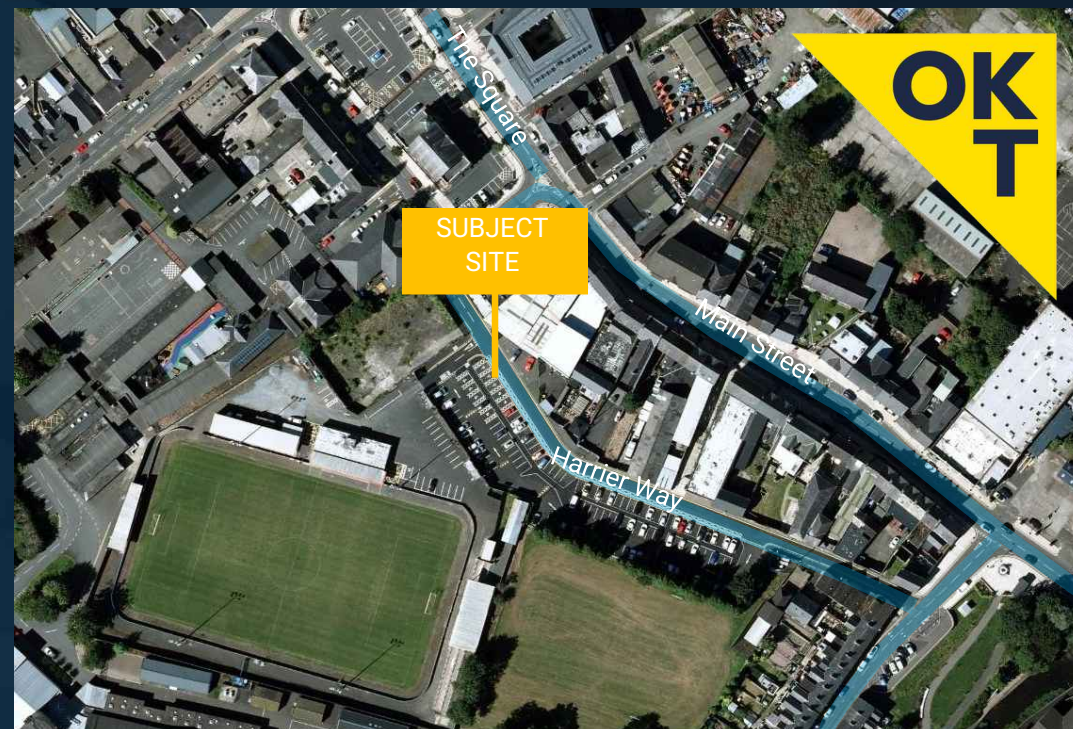
The site extends to 0.35 Acres / 0.14 Hectares

# ZONING

The site is located within the town centre development limit.

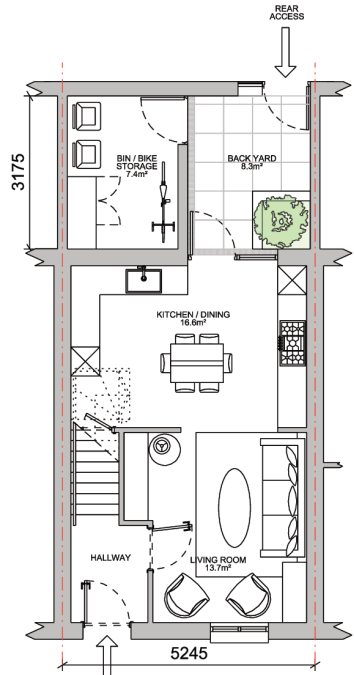
# FEASIBILITY STUDY

Proposed plans have been drawn up for 10 no. 3 bedroom terraced houses benefitting from private gardens and communal green space.

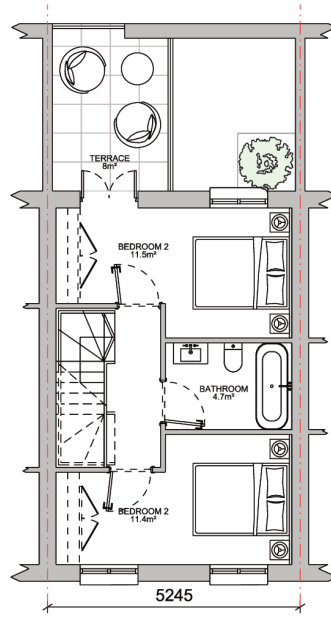




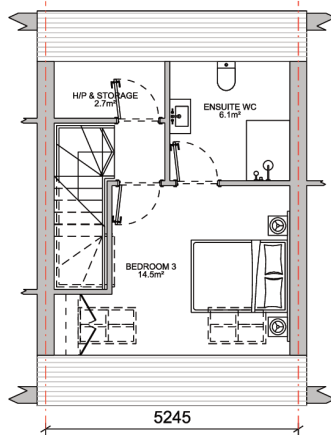
# Typical Floor Plans - Front Row



GROUND FLOOR

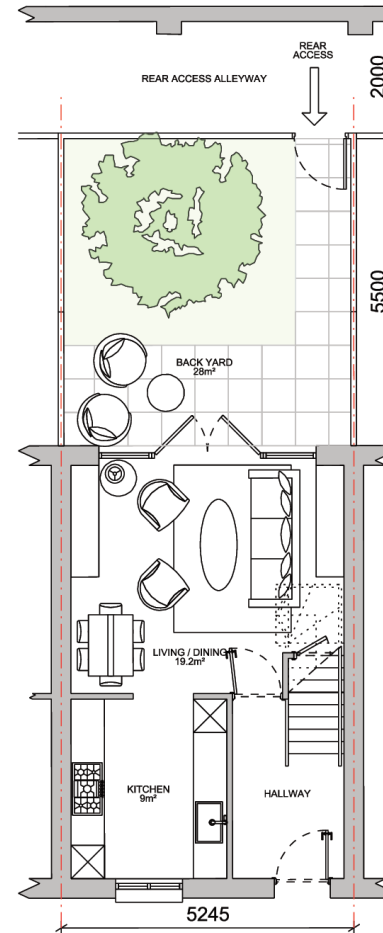


FIRST FLOOR

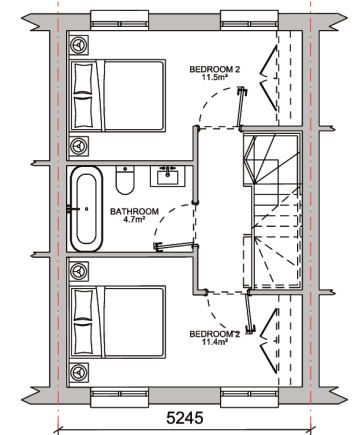


SECOND FLOOR

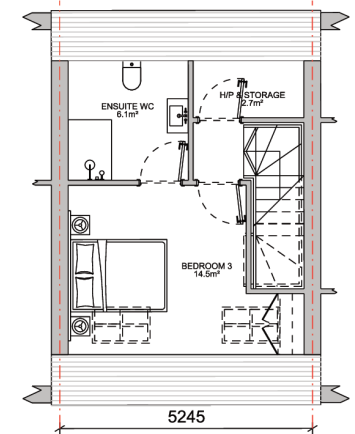
# Typical Floor Plans - Back Row



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**ELEVATION TO THE SQUARE - MODELLING**

# SALES DETAILS

PRICE: Price on Application  
TITLE: Assumed freehold

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.

## VAT

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

### 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/ukxi/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.

REF: 10416



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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### O'CONNOR KENNEDY TURTLE

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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.

