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FOR SALE

4-6 Main Street, Ballyclare BT39 9AB

Development Opportunity with Full Planning Permission extending to c. 0.2 acres

LOCATION

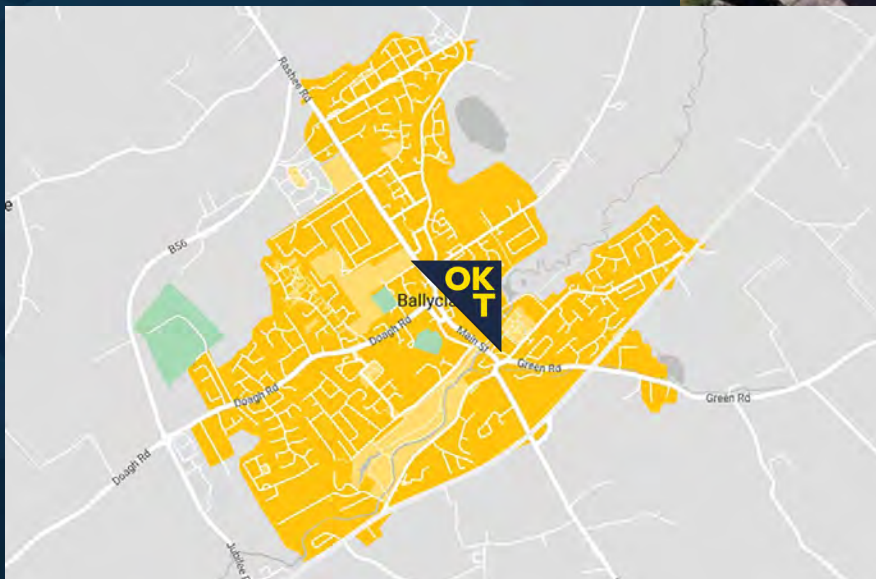
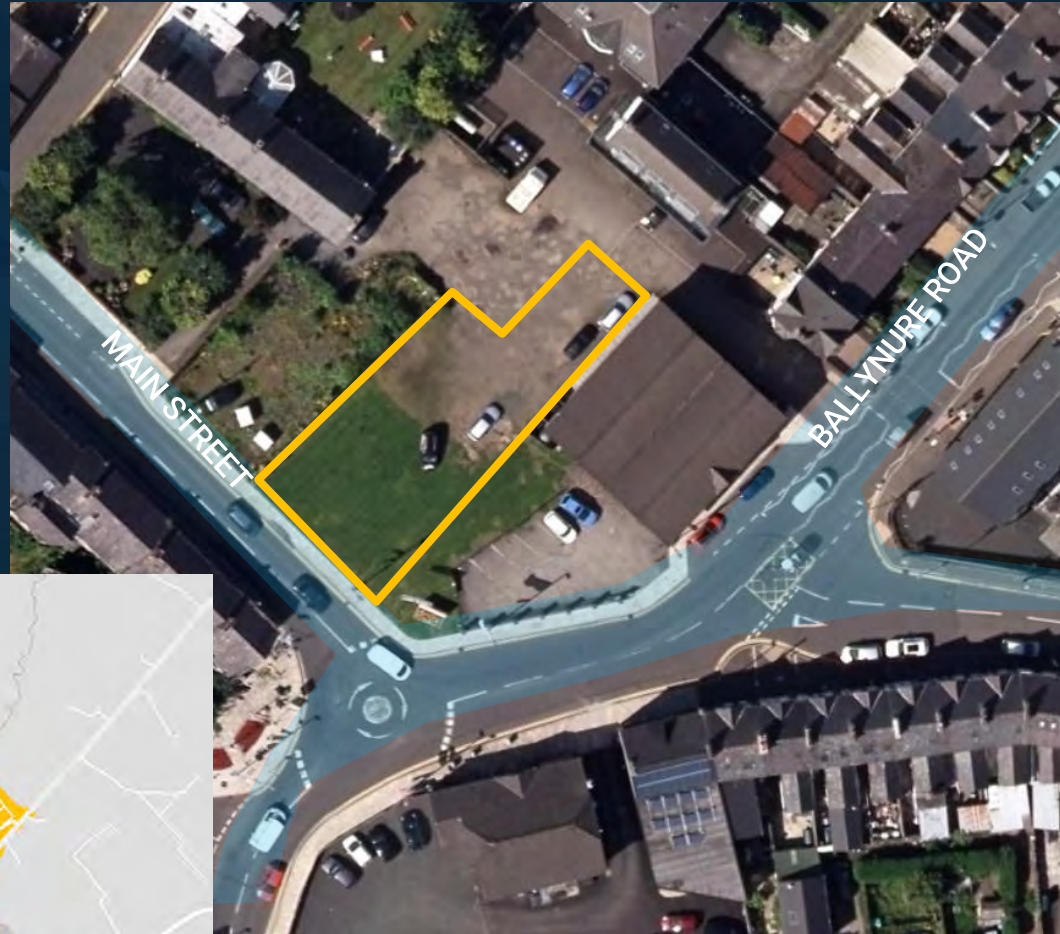
Ballyclare is the largest rural settlement within the Newtownabbey area and is a busy provincial market town, located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick.

Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province.

Ballyclare is a local service centre with a significant role in relation to the Belfast Metropolitan Area. The town is the main focus in the rural area for housing, shopping, commerce, industry, employment, recreation and education with three primary schools, a secondary school and grammar school located within the town boundary.

The subject property is located on Main Street within the heart of Ballyclare town centre.

Neighbouring occupiers include Dennisons, Lidl, Asda, Pots of Pleasure and the Ballyclare Bus Depot.



C. 20
MILES
TO
BALLYMENA

C. 16
MILES
TO
BELFAST CITY
CENTRE

C. 11
MILE
TO
ANTRIM



20 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

DESCRIPTION

The subject comprises a C. 0.2 acre site that is rectangular in shape which has partially been hard cored.

The site is located in the heart of Ballyclare and benefits from full planning permission for 6 No. 2 bed apartments.

The lands are located to the eastern side of Main Street and on the northern side of Ballynure Road in the centre of the town.

The site is located adjacent to the popular housing areas know as Greenburn River Mews and Abercorn Drive.

The site also benefits from temporary planning permission for car sales and ancillary office space.

SITE AREA

The subject site extends to c. 0.2 acres (0.08 ha).



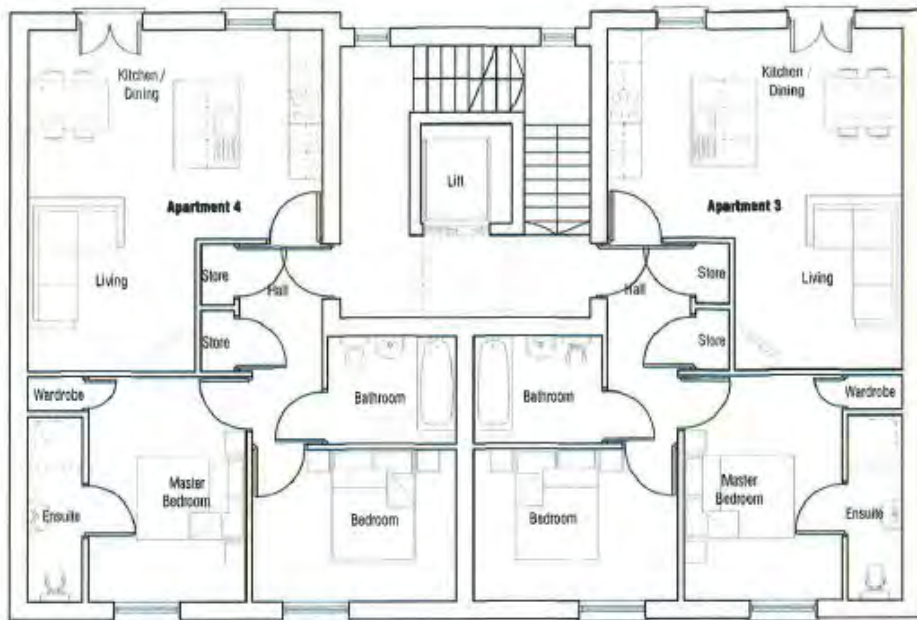
ZONING/PLANNING

The lands are zoned within the development limit for Ballyclare within the Belfast Metropolitan Area Plan.

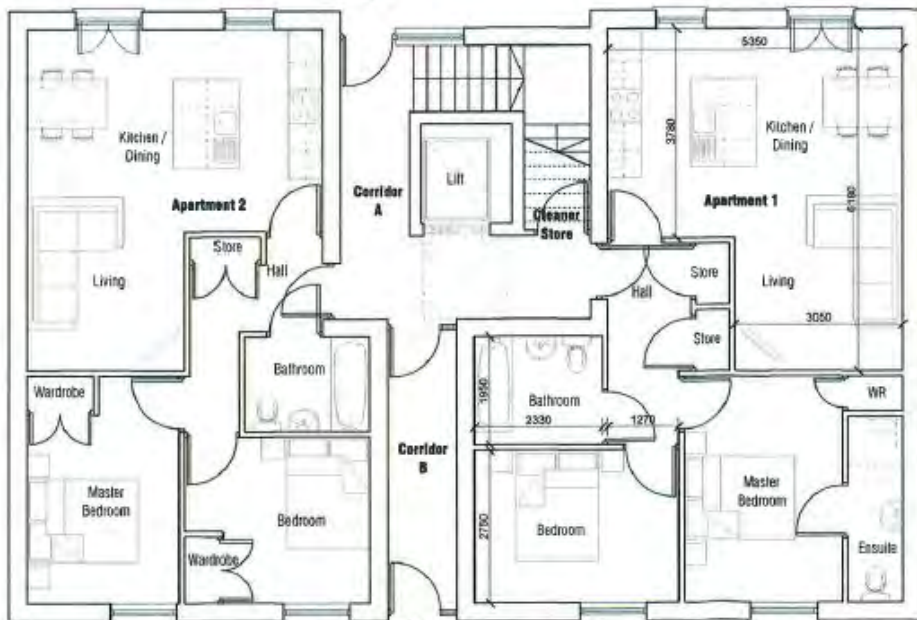
The subject comprises a c. 0.2 acre site in the heart of Ballyclare and benefits from Full Planning Permission for 6 No. 2 bed apartments as well as parking facilities. (Details below)

Reference: LA03/2023/0570/F (Renewal of LA03/2018/0026/F)

Proposal: The construction of a two and a half storey apartment building consisting of 6 new apartments including parking.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Proposed Floor Plans

DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION
EXTENDING TO C. 0.2 ACRES

4 - 6 Main Street, Ballyclare BT39

SALES DETAILS

PRICE

We are seeking offers in the region of £180,000.

TITLE

Assumed Freehold.

VAT

We understand that VAT will not be chargeable at the point of sale.

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.

FILE C4459



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.