



**OK  
T**

**FOR SALE**

FOR IDENTIFICATION PURPOSES ONLY

# **Lands at Fairhill Crescent, Carnmoney BT36 6LT**

Residential Development Opportunity extending to c. 0.5 acres (0.2 ha)

# LOCATION

Newtownabbey forms part of the Belfast Metropolitan Area and includes a substantial urban area including the settlements of Glengormley, Mossley, Mallusk and Carnmoney. Newtownabbey serves as a commuter belt for the city of Belfast and the towns of Antrim and Ballymena and has a wide ranging housing stock to include social housing and an extensive range of private sector housing.

The subject land is located on Fairhill Crescent, Carnmoney in close proximity to the Carnmoney Road and Prince Charles Way.

The land is situated in a well established housing area surrounded by a mix of modern detached and semi-detached homes.

# DESCRIPTION

The subject lands were part of a larger site which was granted outlined planning permission in 2006 for 12 detached properties of which 8 were built. **Planning Ref: U/2005/0572/O.**

A second reserved matter planning application was granted in August 2007 for the remaining 4 detached dwelling, garages and associated landscaping. **Planning Ref: U/2007/0694/RM.**

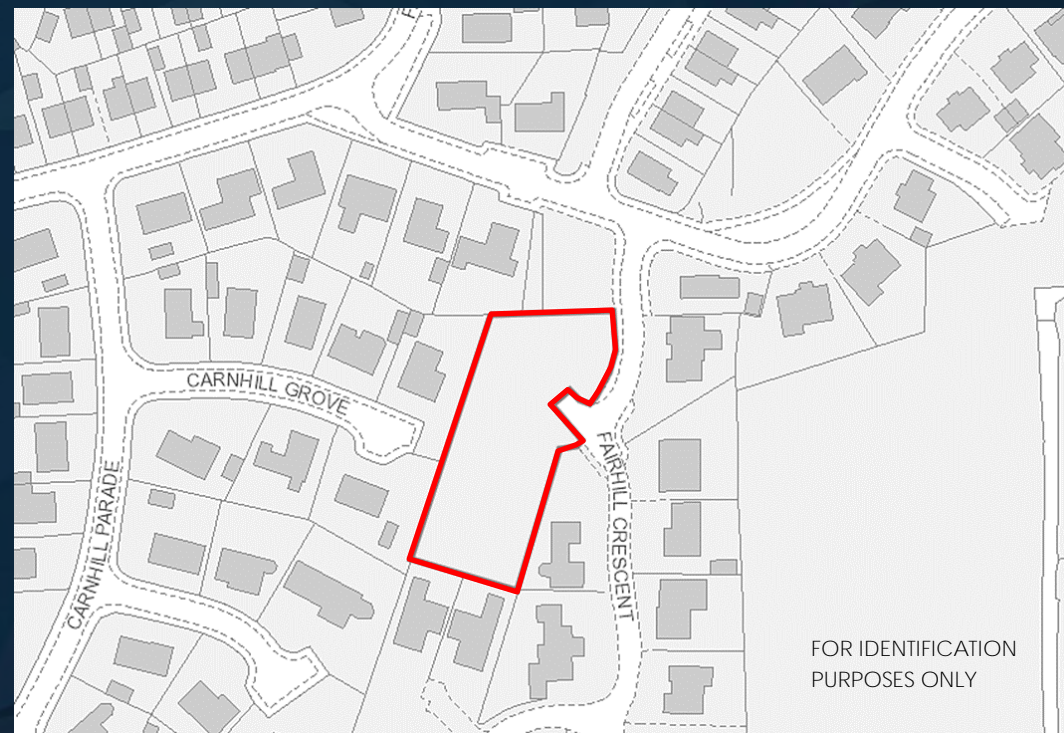
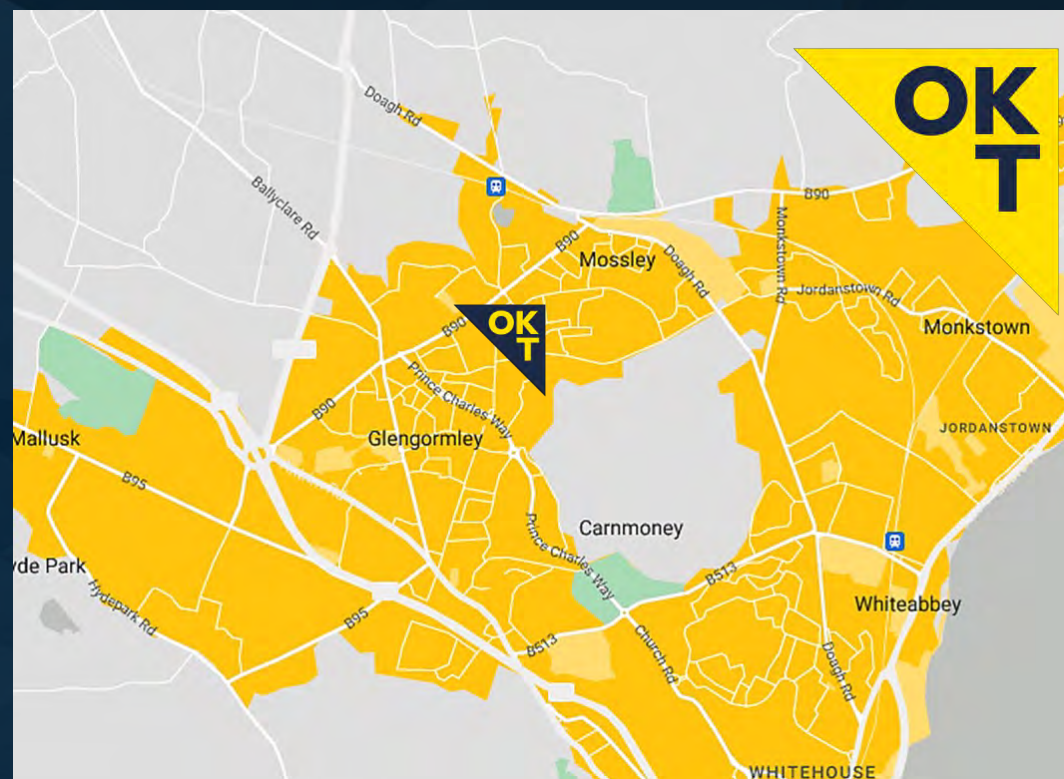
# SITE AREA

The site extends to c. 0.5 acres (0.2 hectares).

## 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.

REF: 7263



FOR IDENTIFICATION  
PURPOSES ONLY

An aerial photograph of a residential property. A large area of overgrown vegetation is outlined in yellow. A red car is parked in a driveway area within the yellow boundary. The surrounding area includes other houses, lawns, and a road.

**OK  
T**

**Lands at Fairhill Crescent, Carnmoney BT36 6LT**

(For identification purposes only)

# ZONING

The land is currently zoned as 'white land' within the Belfast Metropolitan Area Plan 2015.

# PLANNING

We have carried out a search on the NI Planning Portal website in relation to the subject site and have found the following application:

REF: U/2006/0694/RM  
ADDRESS: Sites 1 to 4 (incl Fairhill Crescent, Carnmoney, Newtownabbey, BT36 6LT)  
DESCRIPTION: Erection of 4 detached dwellings, garages and associated landscaping.  
GRANTED: 22 August 2007

# SALES DETAILS

PRICE: Offers in the region of £350,000  
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.



FOR IDENTIFICATION PURPOSES ONLY

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**MARK PATTERSON**

mark.patterson@okt.co.uk

**ROSS PATTERSON**

ross.patterson@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 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.