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RESERVED FOR  
PUBLIC SECTOR  
PARTNER

FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

## Lands at Ballee Road West, Ballymena BT42 2HD

Potential Development Land extending to c. 12.39 acres (5 ha) of which c. 3.53 acres (1.4 ha) must be used / developed for community or recreational purposes

# LOCATION

Ballymena is one of Northern Ireland's leading provincial towns having a resident population of c. 28,000 persons and a district population of some 56,500 persons. The town is located some 26 miles North of Belfast and is well connected to the Province's road network especially Belfast.

The subject lands are located just off the Ballee Roundabout and have road frontage onto the Antrim Road and Ballee Road West.

# DESCRIPTION

The subject lands are currently accessed via the Ballee Road West and adjoin Ballymena Ambulance Station, in addition to an area reserved for a public sector partner.

The lands are suitable for a wide variety of uses to include sports and recreation, industrial, distribution, showroom and trade counter use, subject to any necessary planning and statutory consents.

# SITE AREA

## DESCRIPTION

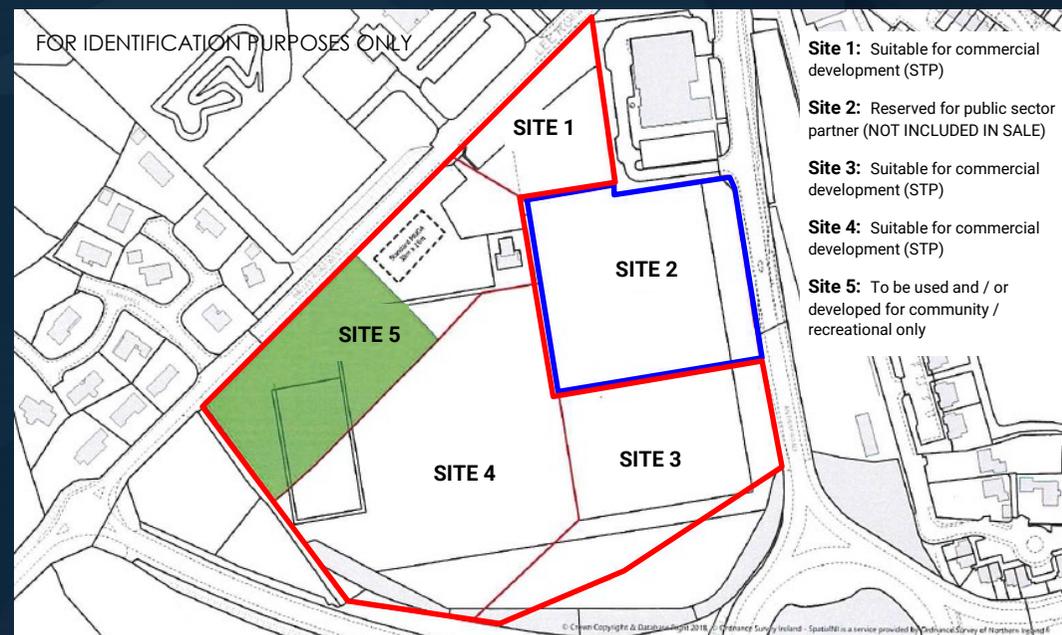
## AREA (ACRES)

## AREA (HECATRES)

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
Lands	c. 12.39 acres	5 hectares

Please note : The site boundaries shown in the adjoining plan illustrate a potential master plan for the holding and highlight an area which could be used for sports and / or recreational purposes (Site 5).

For the avoidance of doubt, Site 2 is not included within the sale.



# PLANNING

The lands are located within the development limit of the current Area Plan and are zoned as white land.

# SALES DETAILS

PRICE: Offers in the region of £750,000

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, outgoing 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/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: 7931BW



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## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

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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.

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