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FOR SALE

FOR IDENTIFICATION

# St Patrick's Link Road & Broughshane Road, Ballymena

Potential Development Lands of c. 3 acres (subject to planning)

# 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 at the northern end of the new St Patrick's Link Road at its junction with the Broughshane Road.

# DESCRIPTION

The subject lands which extend to c. 3 acres, currently comprise an area of low lying grassland forming part of the ECOS Nature Park.

The lands benefit from good road frontage onto the new St Patrick's Link Road whilst also having good visibility from the Broughshane Road.

The holding is suitable for a wide and varied range of potential uses, subject to any necessary planning consents.

# SITE AREA

The lands extend to c. 3 acres (1.2 hectares).

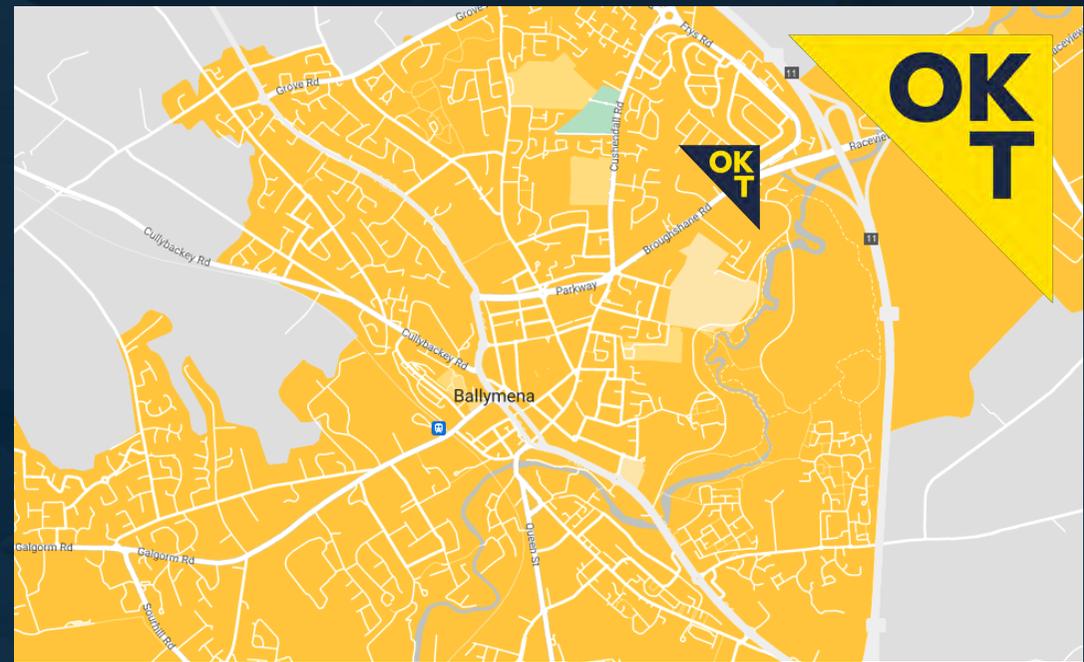
# ZONING

The lands are zoned as existing open space within the Ballymena Area Plan 1986.

## 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: 7931SPL



# PLANNING

Subject to planning, offers are invited for the lands. Proposed purchasers are invited to submit financial proposals to include a detailed overview of their proposed use of the lands.

# SALES DETAILS

## PRICE:

Offers in the region of £1,200,000 (on a subject to planning basis)

## TITLE:

The lands are currently held by way of long leasehold title.

# 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.



VIEWS OVER THE SUBJECT LANDS

## FURTHER INFORMATION

For further information please contact:

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