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FOR IDENTIFICATION PURPOSES ONLY

# FOR SALE

## Sports Ground at Taylors Avenue, Carrickfergus BT38 7HF

On the instruction of Mid & East Antrim Borough Council

# LOCATION

The subject property is located of Taylors Avenue just off the Marine Highway (A2).

The holding is situated beside the railway line, Carrickfergus Leisure Centre, Carrickfergus Golf Club, the local medical centre and a range of amenity land including playing fields.

# DESCRIPTION

The subject comprises the home ground of Carrickfergus Football Club known locally as Taylors Avenue. The lands included within the sale encompass the playing pitch, two stands, toilet block, floodlights and an artificial playing pitch.

The lands offered for sale extend to c. 4.9 acres (c. 2 hectares) in total and occupy a relatively flat site with level topography.

Please note: The container offices highlighted in blue on the adjoining plan are excluded from the sale. In addition, a number of items across the holding such as the artificial pitch surface, were installed by the tenant and form part of their fixtures and fittings — further details on request.

# TENANCY

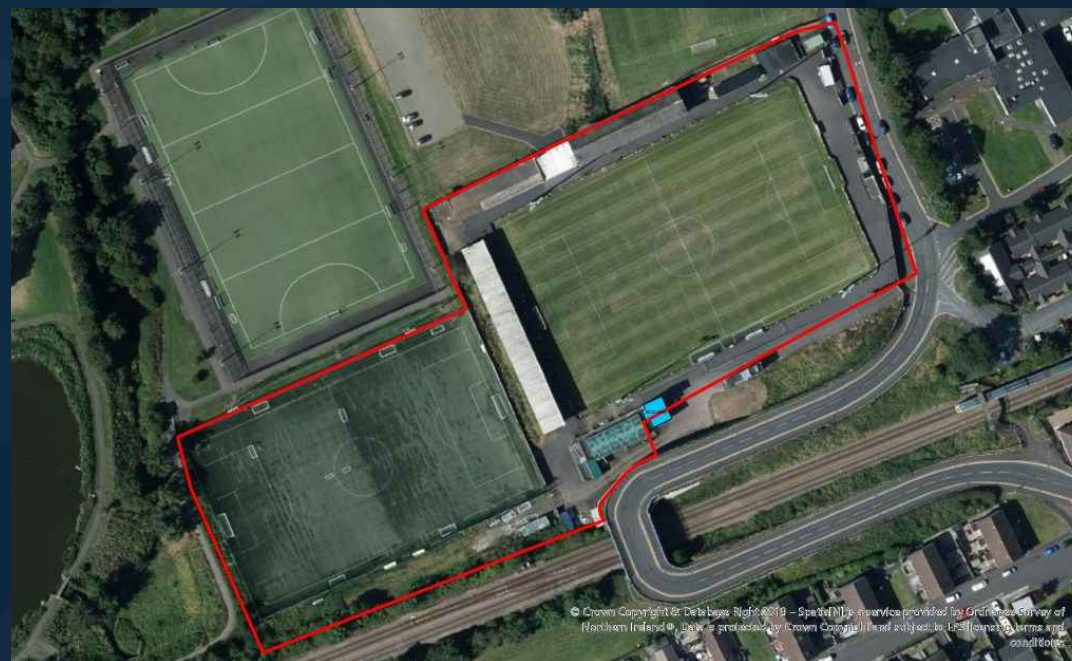
The holding is leased in its entirety on the following basis:

TENANT	DEMISE	TERM	RENT	COMMENT
Carrick Rangers FC Ltd	Main pitch & grounds	75 years from 01/02/2011	£3,000 pa	Rent review due every 7 years
Carrick Rangers FC Ltd	Artificial pitch & grounds	74 years & 4 months from 01/09/2011	£900 pa	Rent review due every 7 years

## 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: 7931



# SITE AREA

The subject extends to c. 4.9 acres (2 hectares).

# ZONING

The subject is zoned within the development limit as being in an area of 'Existing Open Space'.

# SALES DETAILS

PRICE: Offers in the region of £175,000  
TITLE: Assumed freehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.  
NAV: £11,200 (Estimated Rates Payable in accordance with LPS Website): £7,799.10)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

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.

The particulars and any documentation are provided for the guidance only of potential purchasers and will not form part of any contract which may be entered into.

No representation or warranty is made or given in relation to the condition or suitability of any services.

All proposals made will be subject to further detailed negotiations and subject to contract, and Mid & East Antrim Borough Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals.

Mid & East Antrim Borough Council will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

alan.mckinstry@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 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.