

An aerial photograph showing a large green field outlined in yellow. The field is situated next to a road with several vehicles. In the background, there are more fields, trees, and some buildings. The sky is overcast.

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FOR SALE

FOR IDENTIFICATION
PURPOSES ONLY

Lands at Ballybogey Road, Ballymoney, BT53 6NX

Agricultural land extending to c. 2.94acres (1.19 hectares) with full planning permission for 2 storey farm dwelling

LOCATION

The subject property is located at the junction of the Ballybogy Road and Benvardin Roads within the village of Ballybogy approximately 3.6 miles north west of the town of Ballymoney, 3.7 miles east of Coleraine and 6.5 miles south east of Portrush.

DESCRIPTION

The subject extends to c.2.94 acres and comprises agricultural lands with outbuildings. The lands are zoned as Local Landscape Policy Area just beyond the Settlement Development Limit for Ballybogy as designated within the Northern Area Plan 2016

SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	2.94	1.19

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: C5004



PLANNING

We have researched on NI Planning Portal website in relation to the subject site and we have discovered the following permission:

REF: LA01/2019/0815/F
ADDRESS: 100m NE of 99 Ballybogey Road Ballybogey
DESCRIPTION: Construction of two storey farm dwelling with associated double garage, access, bridge over water course and landscaping.
GRANTED: 21 April 2021 (Expires 20 April 2026)

SALES DETAILS

PRICE: Asking Price £95,000
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.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 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.

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

HENRY TAGGART

07989 552758

henry.taggart@okt.co.uk

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