

An aerial photograph showing a rural landscape. A large, irregularly shaped plot of land is outlined in yellow. This plot includes a green field, a smaller brown field, and a small building with a dark roof. To the north of the yellow-outlined plot is a road and several large, modern agricultural buildings with grey roofs. To the south is a dense line of trees. The surrounding area consists of various green fields and some distant buildings.

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FOR SALE

FOR IDENTIFICATION
PURPOSES ONLY

Lands at Conogher Road, Ballymoney, BT53 6NJ

Agricultural land extending to c. 5.44 acres (2.20 hectares) with outline planning permission for a replacement dwelling.

LOCATION

The subject property is located on the Conogher Road approximately 2 miles southwest of the village of Dervock, 2.3 miles north east of the town of Ballymoney and 3.1 miles south east of the village of Ballybogey.

DESCRIPTION

The subject extends to c.5.44 acres and comprises agricultural lands with agricultural shed and a former homestead with outline planning permission granted for a replacement dwelling.

SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	5.44	2.20

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



FOR IDENTIFICATION
PURPOSES ONLY



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PLANNING

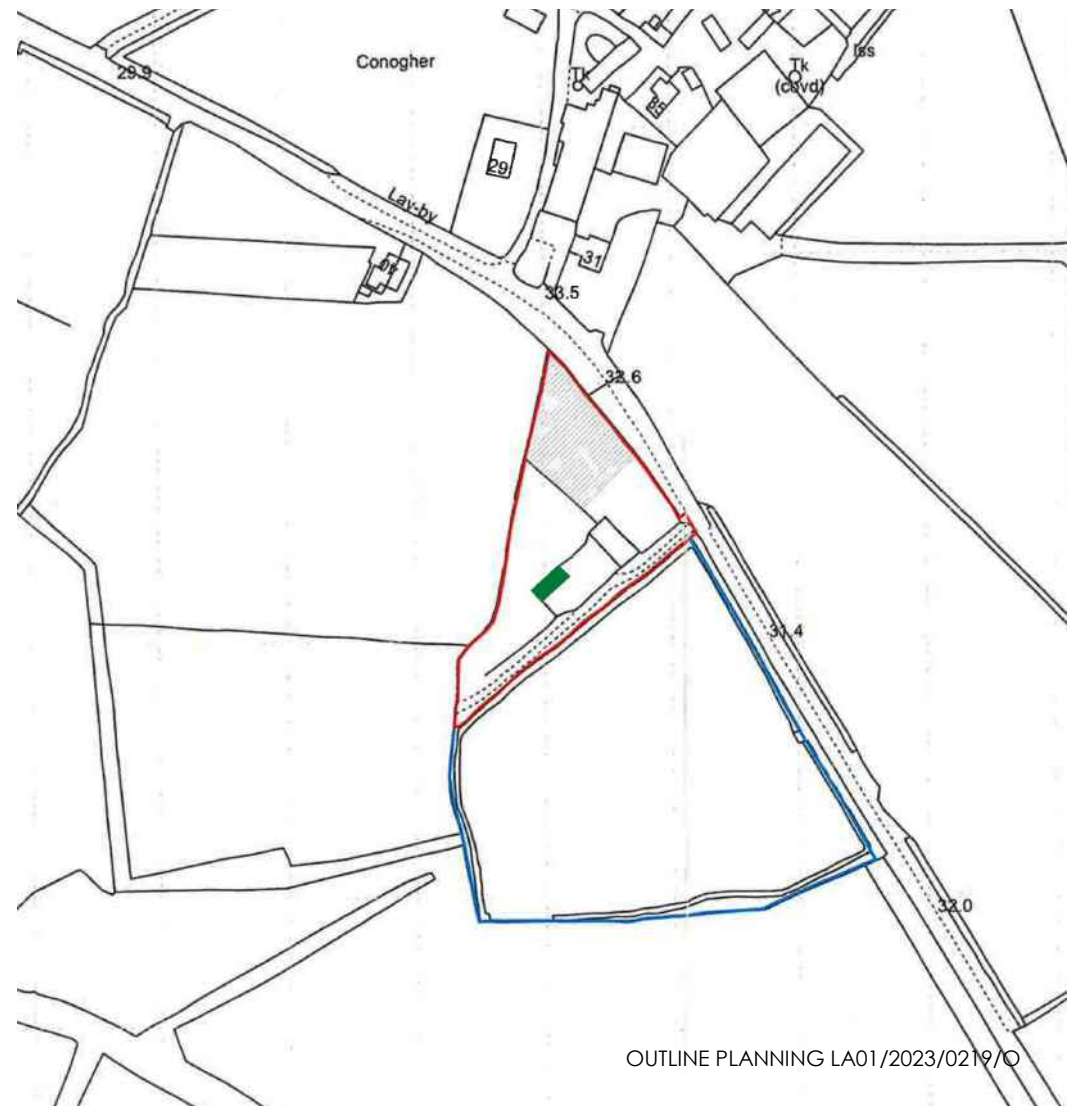
We have researched on NI Planning Portal website in relation to the subject site and we have discovered the following permission:

REF: LA01/2023/0219/O
ADDRESS: Land 90m South of 31 Conagher Road, Ballymoney
DESCRIPTION: Site for off-site replacement dwelling
GRANTED: 11 July 2024 (Expires 10 July 2027)

SALES DETAILS

PRICE: Offers over £80,000
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 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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