

An aerial photograph showing a large, green, undeveloped field in the foreground. A road with a roundabout is visible on the left side of the field. In the background, there is a residential area with many houses and some industrial buildings. The sky is overcast with grey clouds. A yellow triangle in the top right corner contains the text 'OK T'.

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FOR SALE

The Gateway, Ballee Road East, Ballymena BT42 3FF

Development Land extending to c. 38.1 acres (15.41 ha)

LOCATION

Ballymena is located c. 27 miles north of the city of Belfast, being one of Northern Ireland's major towns.

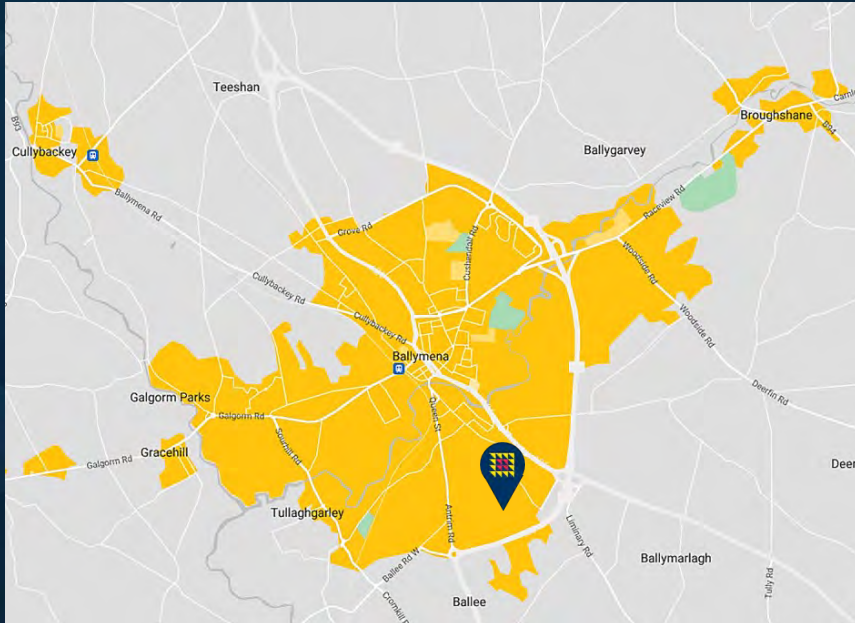
Transport links to the town are excellent with dual carriageway and motorway connectivity available in addition to a train link and regular bus services.

Belfast International Airport and the Port of Larne are also both within easy access.

A range of private and secondary schools are available locally, together with leisure facilities including gyms, golf courses and hospitality.



For identification purposes only



DESCRIPTION

The holding comprises a block of undeveloped land situated on the southern fringe of the town, bounded by a mix of residential and commercial development.

Original field divisions comprising natural hedging and mature indigenous trees are still in place and a stream runs through the lands affording a tranquil ambience.

SITE AREA

The site extends to c. 38.1 acres (15.41 ha).

C. 2
MILES
TO
BALLYMENA
TOWN CENTRE

C. 27
MILES
TO
BELFAST CITY
CENTRE



C. 38.1
ACRES
(15.4 HECTARES)



MIX OF ZONED
HOUSING AND
WHITE LAND

THE OPPORTUNITY

The lands provide an opportunity to acquire a sizeable development opportunity suited to both residential and commercial development.

It is envisaged that the majority of the lands will accommodate housing within the private, affordable and social sectors, complimented with some commercial activity including convenience retail and community buildings such as a doctor's surgery / health centre.

'HOUSING MARKET'

Ballymena town enjoys an active housing market throughout all sectors.

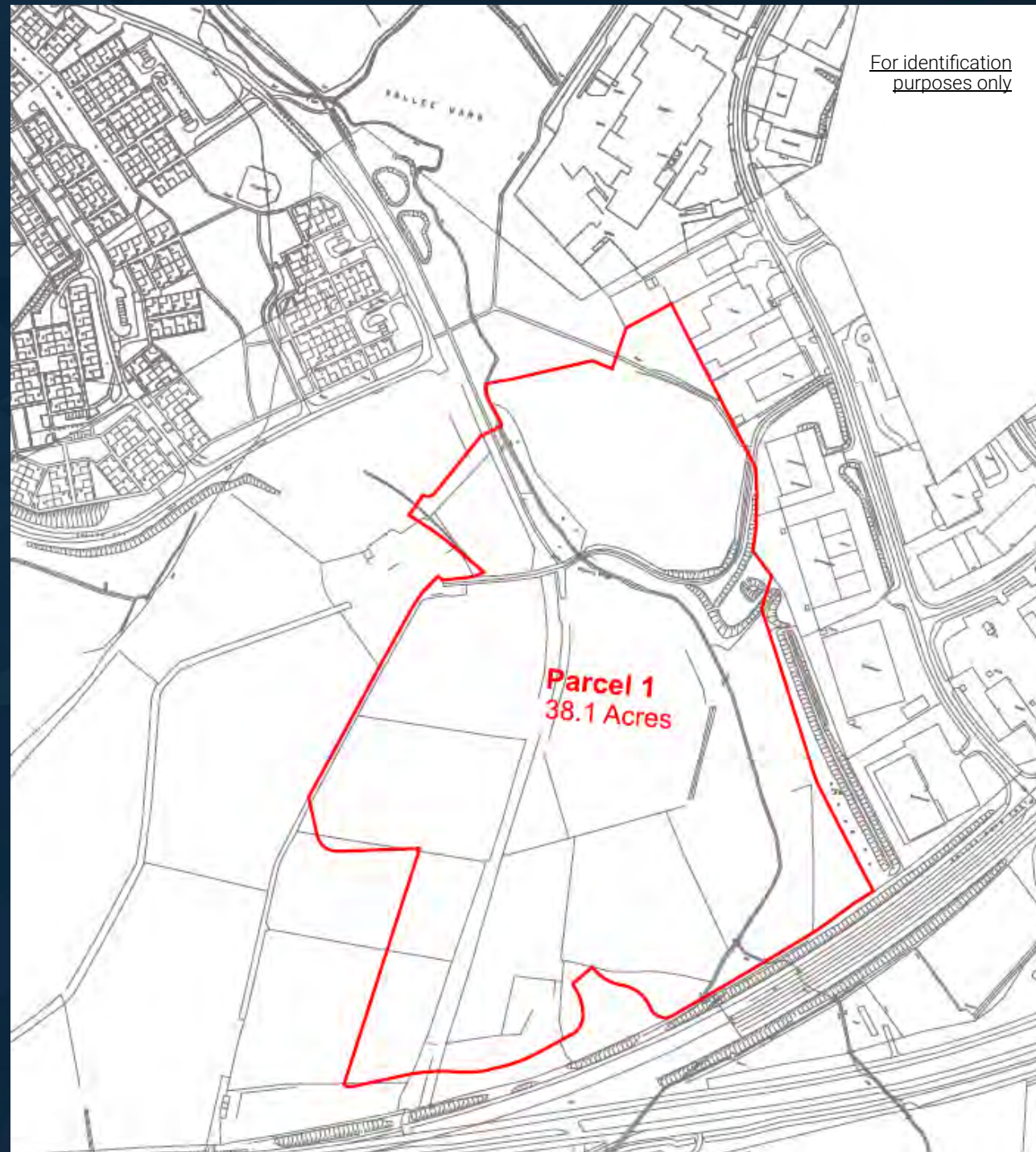
In recent years the market has been suffering from the availability of land as major zoned areas, largely in the control of the public sector, have been unavailable due to issues including a lack of roads infrastructure and unsuitability due to flooding.

At present no sizeable private schemes are under construction and the majority of developments, both current and over the past 10 years, have been on small infill sites yielding limited numbers.

ZONING/PLANNING

The majority of the subject lands are classified as 'white land' within the Ballymena Area Plan with the remainder being zoned for housing.

The lands formed part of a previously approved large mixed use development, details of which can be found under Planning Ref: G/2013/0230/O.





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SALES DETAILS

PRICE

Price on application

TITLE

We assume the property is held under freehold title

VAT

All prices, outgoings 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/uk/si/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: 9172



Views over the site

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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