



**FOR SALE** Paddock extending to c. 0.44 acres (0.18 ha)

**Lands at Crankill Road, Ballymena BT44 9EZ**

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## LOCATION

**Ballymena is located within the Mid and East Antrim Borough Council and is situated c. 49 miles from Derry and 28 miles from Belfast. It has excellent road links to both the ports of Belfast and Larne and is within easy access of the Belfast International Airport – c. 15 miles away.**

The lands are located on the Crankill Road on the western side of the dual carriageway and in close proximity to the Station Road Junction.

## DESCRIPTION

The subject comprises lands which are laid in grass and deemed surplus after completion of the road improvement scheme at the former picnic area.

## SITE AREA

The site extends to c. 0.44 acres (0.18 ha).

### 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

## SALES DETAILS

PRICE: We are seeking offers in the region of £5,000.

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.



## CONTACT DETAILS

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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.