



**OK
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For Sale

Meetinghouse Street, Ballymoney, BT53 6JN

Town Centre Site extending to c. 2.6 Acres (Suitable for commercial or residential development STPP)

LOCATION

Ballymoney is a town in County Antrim noted for its high proportion of self-employed and local businesses, with an economically active workforce of approximately 76% / around 15,000 people.

Neighbouring commercial occupiers include Poundland, Smyth's Home & Hardware, and the recently completed 25,000 sq ft Lidl store. Directly north of the site is in residential use, furthermore planning permission has been granted for 25 no. residential units on the neighbouring former Tesco site.

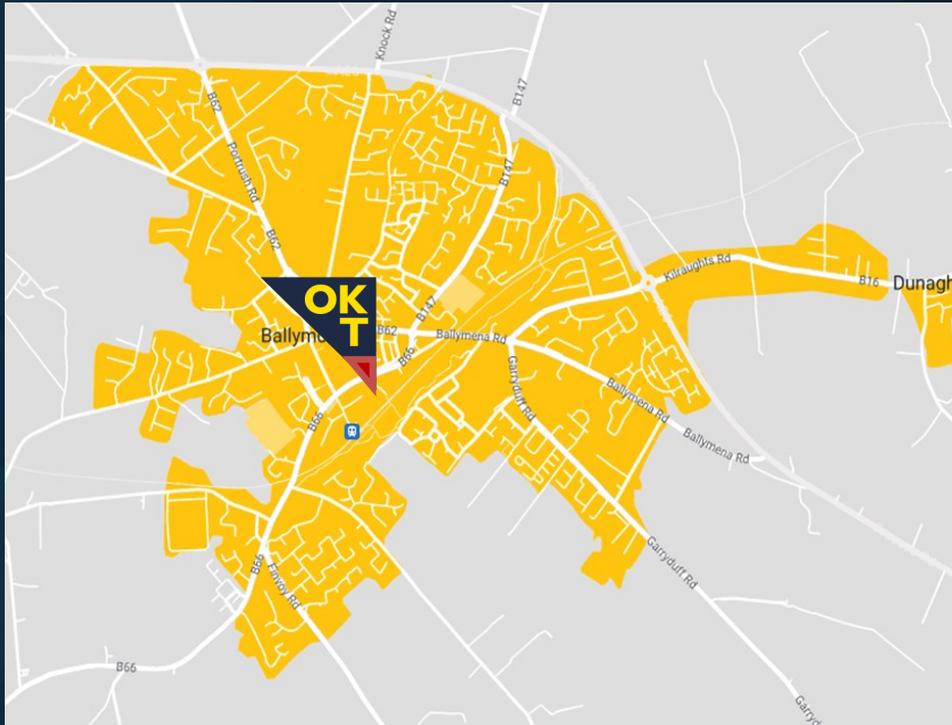
DESCRIPTION

The purchase opportunity comprises a brown field site extending to c. 2.6 acres.

This is the largest brownfield site of this size close to the Main Street with easy access to bus and train stations.

There are no active planning applications/consents on the lands currently.

Suitable for housing / social housing. We understand there is a current need for more social housing units in the Ballymoney area.



ZONING / PLANNING

The lands are zoned as an opportunity site reference BYT 03 within the Northern Area Plan 2016.

Development Opportunity Zoning BYT 03—Meetinghouse Street (1.08 ha) - Key Site Requirements

1. A high density housing scheme will be acceptable (up to 100 dwellings per ha)
2. Commercial development including warehousing and offices will be acceptable. The only retail development acceptable will be retail warehousing with units of not less than 1,000 m² gross floorspace, selling bulky goods.
3. Any development shall not exceed three storeys in height.

WITHIN 5 MIN WALK

TO BALLYMONEY TRAIN STATION

WITHIN 5 MIN WALK

TO BALLYMONEY MAIN STREET

WITHIN 10 MIN WALK

TO BOTH BALLYMONEY HIGH SCHOOL & DALRIADA

C. 1 HOUR DRIVE

TO BELFAST



TRANSLINK
HUB

**SUBJECT
SITE**

POUNDLAND

MAIN STREET

TESCO

LIDL

PP GRANTED FOR 25 UNITS

MEETINGHOUSE STREET, BALLYMONEY

Site extending to c. 2.6 Acres

Suitable for commercial or residential development subject to planning permission

SALES DETAILS

PRICE: Inviting offers over £795,000
TITLE: We assume the site is held with freehold title.
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.

SITE AREA

The site extends to c. 2.6 Acres.

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: C4599



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181

HENRY TAGGART

henry.taggart@okt.co.uk

M. 07989 552758

RACHEL MORRELL

rachel.morrell@okt.co.uk

M. 07493 972136



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 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.