

**FOR
SALE**

**4.89 Acres of Land at Ballycorr Road,
Ballyclare, BT39 9DE**

Dougan
RESIDENTIAL

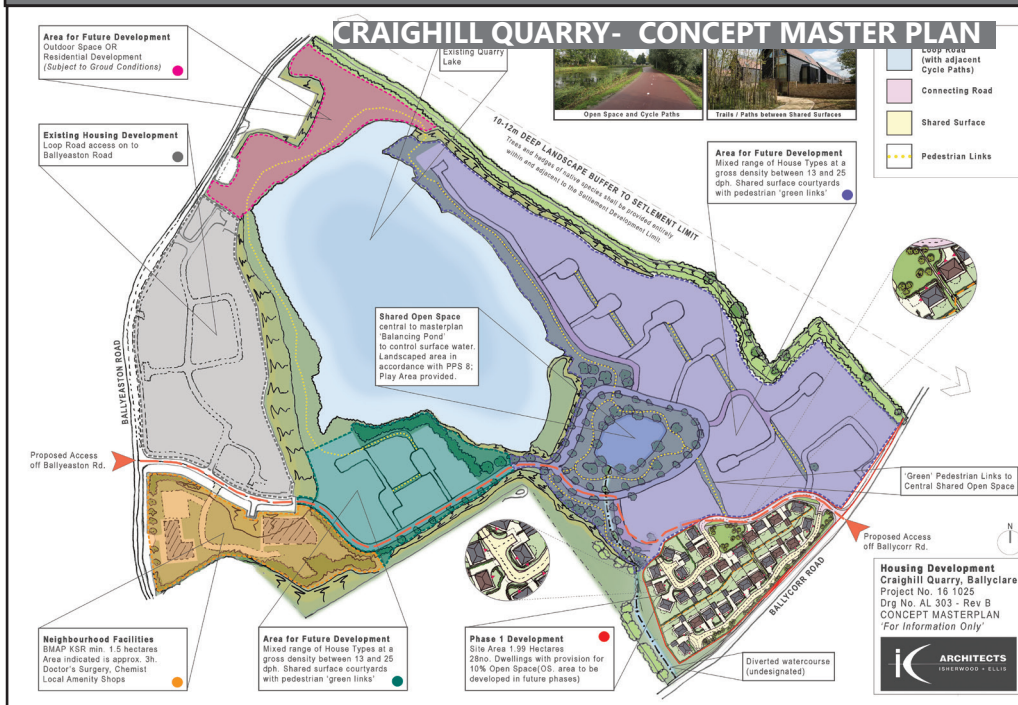
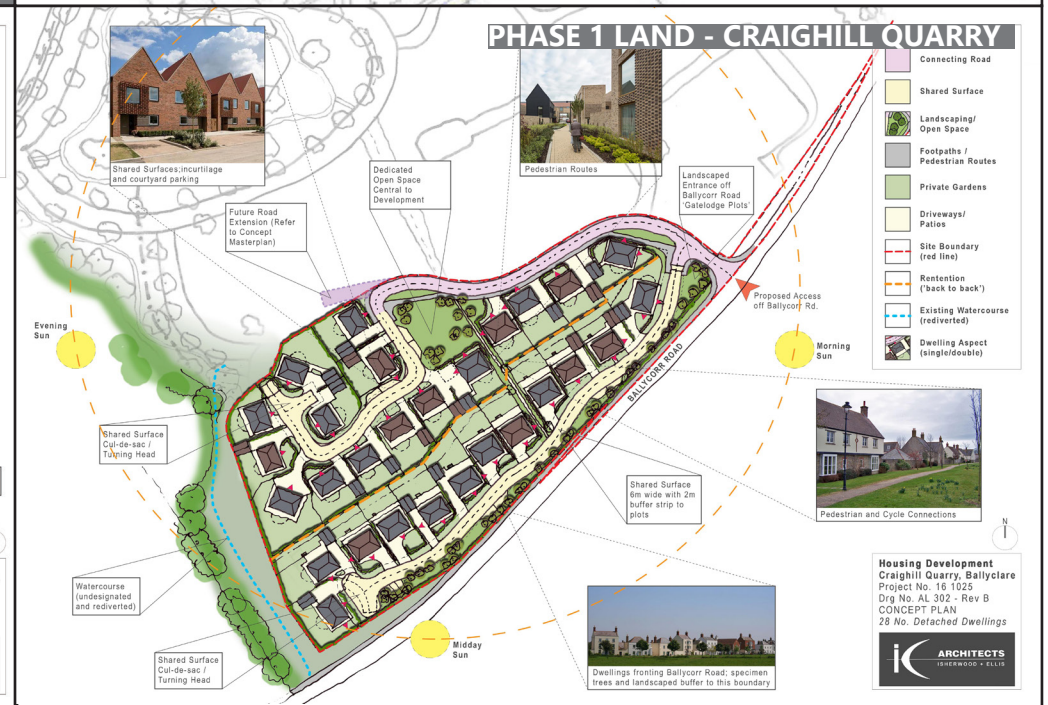
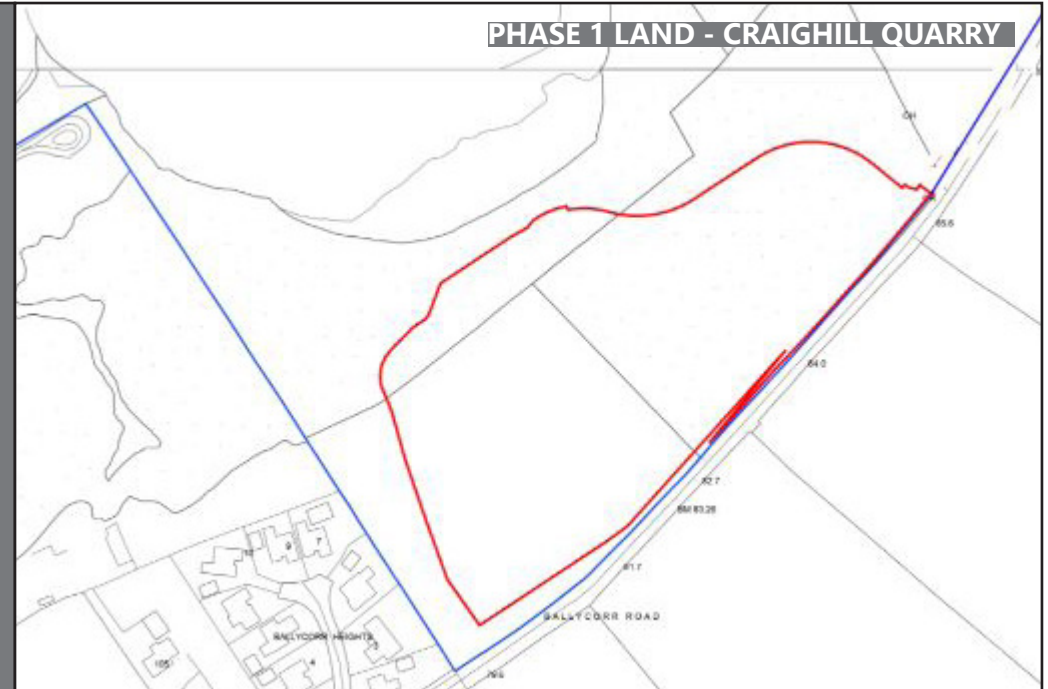

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Excellent Residential Development Site With Full Planning Permission For 26 Detached Houses

KEY POINTS

- FOR SALE - Phase 1 Land at Craighill Quarry (c.4.89 acres).
- Excellent Location On The Outskirts Of Ballyclare.
- Full Planning Permission Granted For 26 Detached Four Bedroom Houses.
- Considerable Drainage Works Already Carried Out.
- Article 161 Agreement in place.
- Working Drawings Prepared.
- Rare Opportunity To Acquire a 'Ready to Build' Development Site.
- Offers are invited in excess of £1,250,000.



LOCATION

Ballyclare is a popular market town located approximately 15 miles north of Belfast and 16 miles south east of Ballymena. Ballyclare is an established town providing shopping, commerce, industry and recreation for those living in Ballyclare and the surrounding rural hinterland. The town itself benefits from a high level of accessibility. The M2 Motorway is approximately 5 minutes drive from the town and provides ease of access to both Belfast and neighbouring towns and villages such as Templepatrick, Randalstown and Ballymena. Belfast International Airport is also just 15 minutes drive from Ballyclare. Within the context of Ballyclare, the subject property is located fronting the Ballycorr Road on the edge of the town in a rural setting. The land is located immediately adjacent to a modern housing development called Ballycorr Heights.

TRAVEL DISTANCES

BELFAST	13 MILES
INTERNATIONAL AIRPORT	12 MILES
ANTRIM	11 MILES
LARNE PORT	12 MILES
BALLYMENA	20 MILES
TEMPLEPATRICK	4 MILES



SITE DETAILS

Total Site Area – 4.89 acres (approximate only).



PLANNING PERMISSION

Full planning permission has been granted for the development of 26 detached houses on the c. 4.89 acres of land that is being offered to the market. Planning reference LA03/2017/0790/F. Approval was granted at appeal – PAC Approval 2018/A0075. Full drawings and the Planning Appeal Commissioner's Report can be downloaded from: planningni.gov.uk. The planning permission attached conditions that must be satisfied prior to development commencing. These conditions have either been addressed , or are in the process of being addressed as follows:

- A remediation strategy had been submitted and agreed in writing with the council.
- The construction method statement has been submitted to the council and acknowledged.
- Condition 5 regarding the submission of a programme of archaeological mitigation has been complied with.
- The proposed development is therefore 'ready to build' and therefore reflects an excellent opportunity for a purchaser to start on site within a short timeframe. Full details in respect of the above are available on request.

ROAD BOND

The vendor has an Article 32 Road Bond Agreement in place. Further details on request.

ARTICLE 161

The vendor has an Article 161 agreement in place. Further details on request.

EASEMENTS/RETAINED RIGHTS BY THE VENDOR

The purchaser will be granted any necessary easements for services and visibility splays over land retained by the vendor to facilitate the development of the current planning permission. The purchaser will be given 18 months to create the access road to the development from Ballycorr Road. The vendor will retain a right of way over the access road until the road is finally adopted and where necessary will retain easements to access services. This is to facilitate further phases of development on additional lands under the ownership of the vendor. Further details are available on request.

PRICE

Offers are invited in excess of £1,250,000. All offers must be submitted in writing to one of the selling agents and include the following:

- Identity of proposed purchaser
- Proposed purchase price
- Timescale for completion
- All bids must include either proof of funds or proof that finance is available to complete a purchase
- Any other relevant conditions

STAMP DUTY

This will be the responsibility of the purchaser.

PLANNING PERMISSION- SCHEDULE OF PROPOSED HOUSING

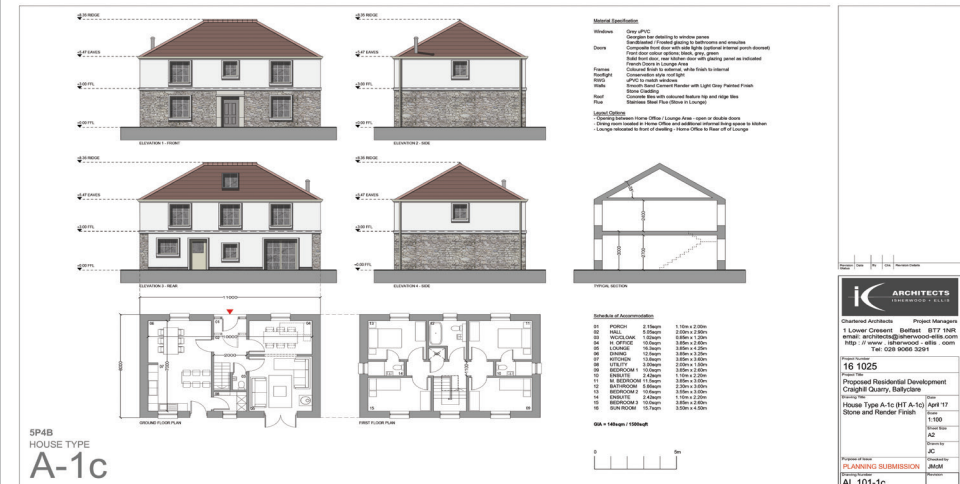
The following table contains details of the proposed housing development. The sizes contained in this table are approximate only and prospective purchasers should make their own enquiries through their appointed architect.

Site No	Type	Finish	Description	Sq Ft
1	E2	Brick	4 Bed Detached	1868
2	B1	Render	4 Bed Detached	1763
3	A2	Brick	4 Bed Detached	1640
4	D2B	Render	4 Bed Detached with integral garage	1972
5	C2	Brick & Stone	4 Bed Detached	1868
6	B1	Render	4 Bed Detached	1763
7	A1C	Render & Stone	4 Bed Detached	1640
8	D1	Brick	4 Bed Detached with integral garage	1972
9	D2B	Render	4 Bed Detached with integral garage	1972
10	D1	Brick	4 Bed Detached with integral garage	1972
11	C1	Brick & Stone	4 Bed Detached	1868
12	B2	Render	4 Bed Detached	1763
13	C2	Brick & Stone	4 Bed Detached	1868
14	E1	Brick	4 Bed Detached	1868
15	C3	Brick	4 Bed Detached	1910
16	A1	Brick	4 Bed Detached	1640
17	B2	Render	4 Bed Detached	1763
18	E2	Brick	4 Bed Detached	1868
19	A1C	Render & Stone	4 Bed Detached	1640
20	B2	Render	4 Bed Detached	1763
21	A1	Brick	4 Bed Detached	1640
22	E1	Brick	4 Bed Detached	1868
23	D1B	Render	4 Bed Detached with integral garage	1972
24	A2	Brick	4 Bed Detached	1640
25	B1	Render	4 Bed Detached	1763
26	A2	Brick	4 Bed Detached	1640

PROPOSED ROAD ELEVATIONS



TYPICAL HOUSE TYPES



FURTHER INFORMATION

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ALL ENQUIRIES



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