



**FOR SALE**

**215 Frosses Road, Cloughmills, Ballymena, BT44 9PU**

**Dwelling / Site For Sale (Subject to Planning) – Circa. 0.7 Acres**

**Lisney**





## Features

- Great potential to refurbish back into a family home
- Potential residential development site, subject to planning
- Dwelling c. 2,500 sq.ft. with adjoining two-storey garage of c. 2,156 sq.ft.
- Site totalling circa. 0.7 Acres

## Location

The subject property is situated on the western side of the A26 and is accessed via laneway directly off the A26 Frosses Road. Ballymena is situated approximately 11.2 miles to the south whilst Ballymoney is situated 9.2 miles to the north. The newly completed A26 enables ease of access to both Belfast and the North Coast.

The surrounding area is predominantly rural in nature with a number of standalone residential and farm dwellings.





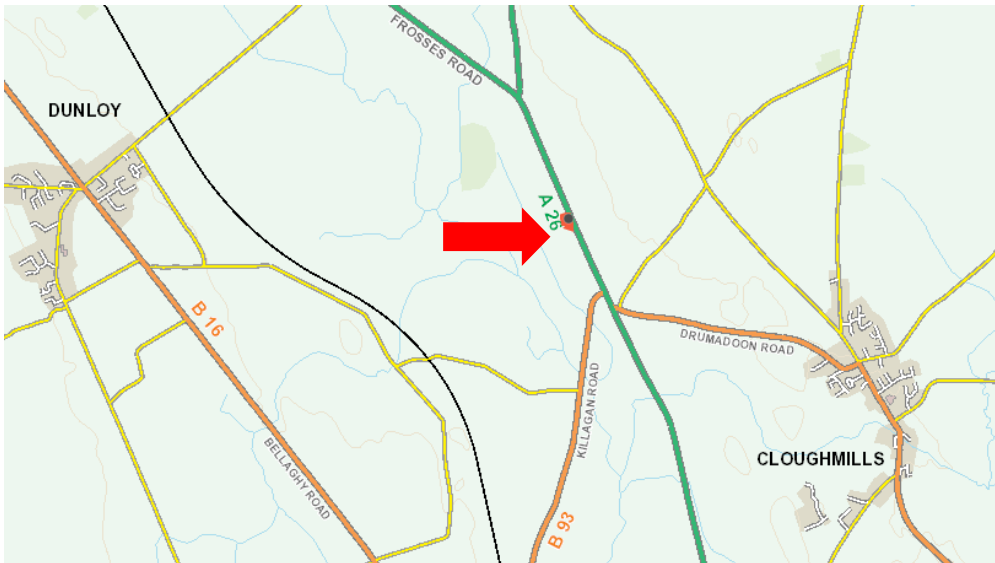
## Description

The subject property comprises of a two storey dwelling with a large, adjoining two storey garage.

The overall site is circa. 0.7 Acres and is a flat, square site, bounded on two sides by mature trees and hedging with the A26 along the eastern boundary. We understand that there are no planning applications on the land.

## Title

We understand the land is held on a freehold basis.



## Rates

We have been advised by Land and Property Services that the rates are as follows;

Capital Value: £200,000

Rates payable 20/21: £1,789 per year

## Guide Price

Offers around £75,000.

## VAT

All prices and outgoings are exclusive of, but may be liable to VAT.

## Stamp Duty

This will be the responsibility of the purchaser.

## Contact

**Lynn Taylor / Flora Devanney**

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## 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 five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.



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