

Misrepresentation Clause:

Lynn & Brewster Ltd, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Lynn & Brewster Ltd for current IEE wiring regulations and

L&B

L&B is a trading name of Lynn & Brewster Ltd
 Registered Company No. NI623001
 Registered Address: 14 Market Road, Ballymena. BT43 6EL
 Directors: Charles Lynn and Stuart Brewster



028 2563 7733
 lynnandbrewster.com

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Residential Sales
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 Land & New Homes
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 Financial Services
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Land 75m South West of Ballee Primary School, Ballee Drive, Ballymena, BT42 3EX.

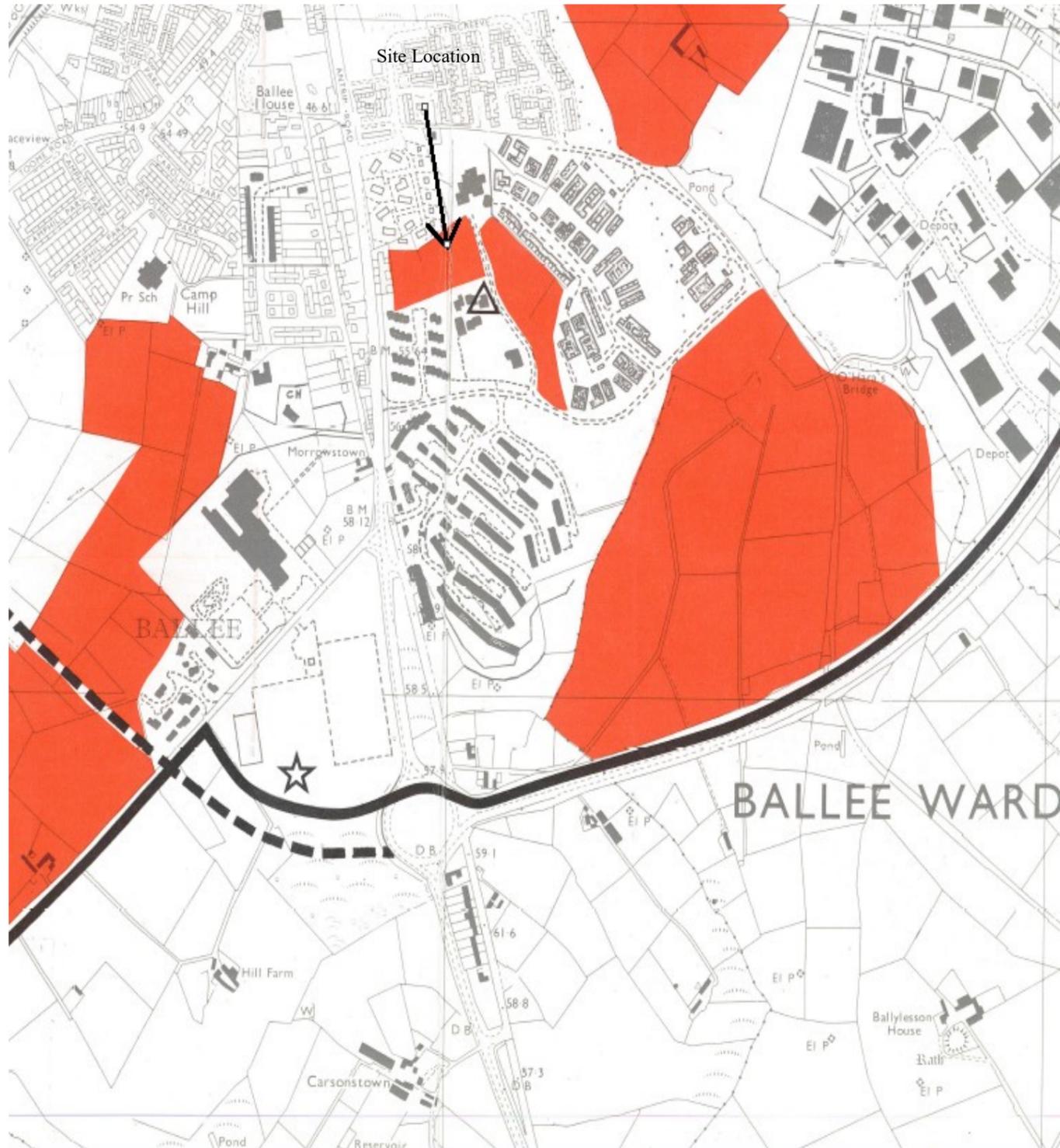
Located approximately 1.5 miles south of Ballymena town centre this particular site which extends to circa 1.83 acres (0.73 Ha) is positioned within a predominately established residential area adjacent to existing retail units. The site is identified as being within limit of development as defined in the Ballymena Area Plan 1986-2001. It is currently designated as zoned housing area and would therefore have the potential for residential use (subject to necessary consents).

Offers Around £225,000

028 25637733

lynnandbrewster.com

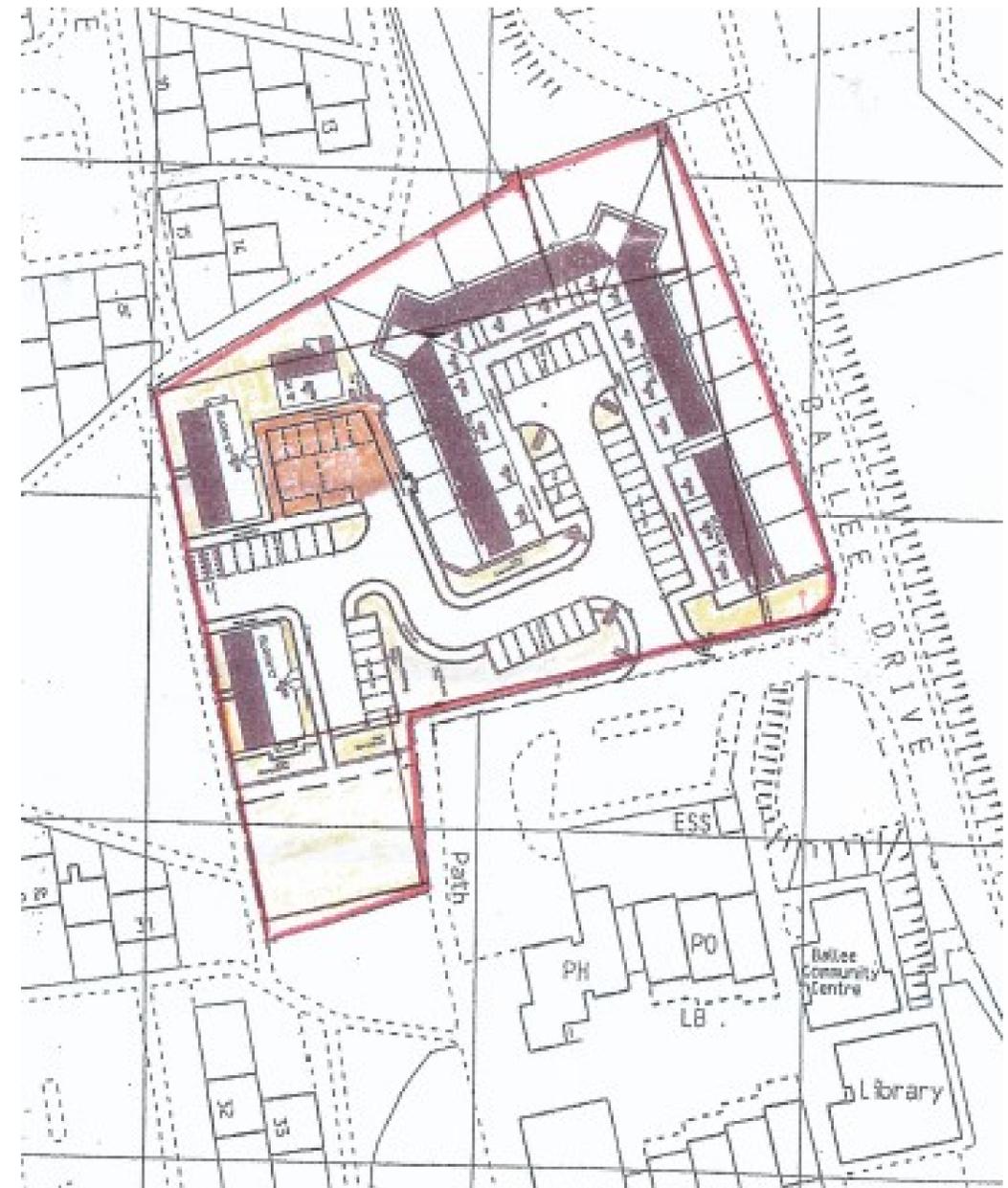
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Extract from Ballymena Area Plan 1986-2001.

This site had previously benefitted from full planning permission for 16 Number townhouses and 10 number apartments, approval dated 13-08-2008, application number (G/2006/0555/F).

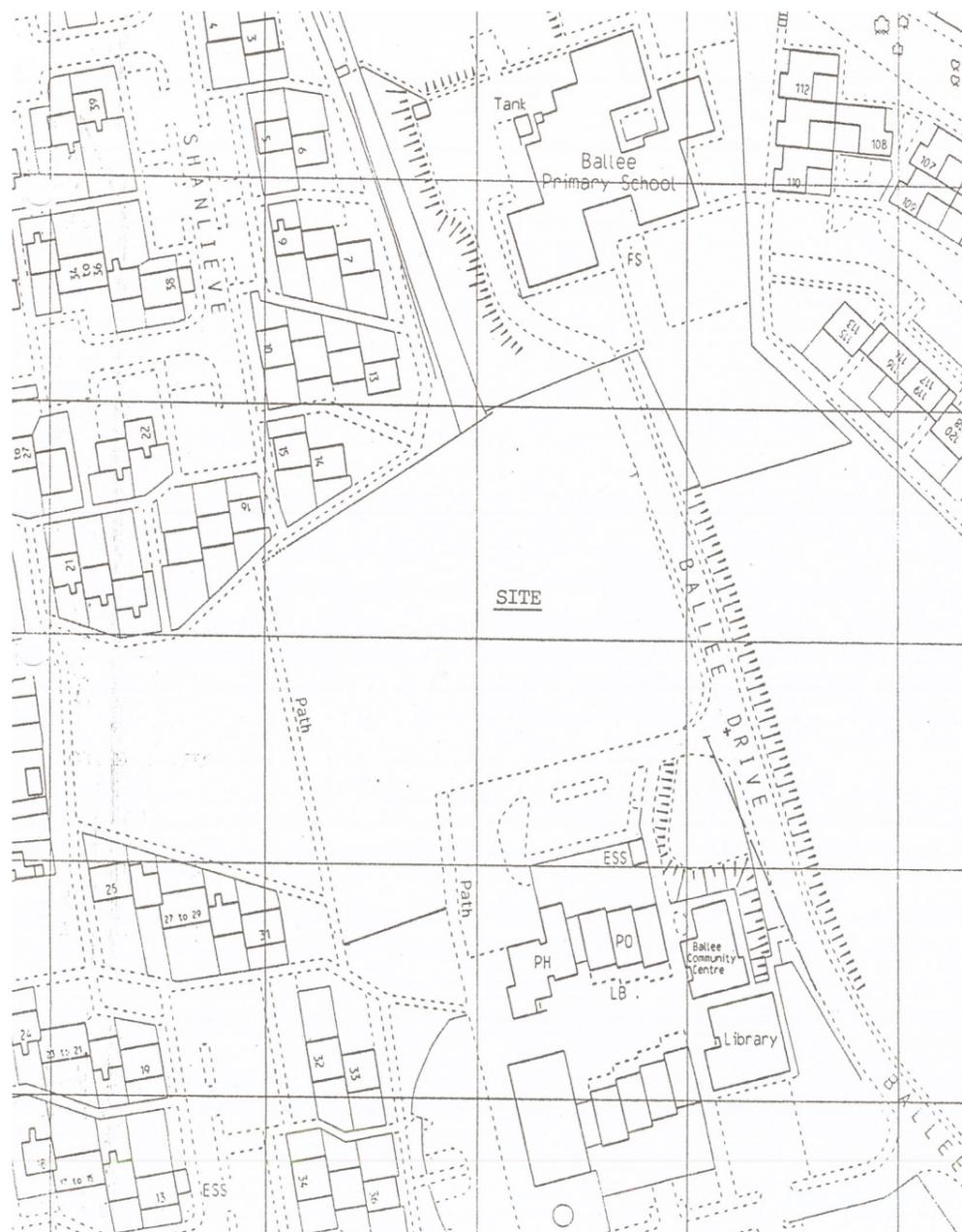
Further details available upon request.



Location: 75m South West of Ballee Road Primary School, in close proximity to Ballee Community Centre.

Area of site: circa 1.83 acres/ 0.73 hectares.

Site Map.



It is also conveniently located close to the A26 and M2 providing travel links to Ballymena, Antrim, Larne and Belfast.



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