

For Sale

HEALTHCARE

Development Opportunity
**182 Templepatrick Road,
Ballyclare, BT39 0RA**



- Development site of c. 13.8 acres with Planning Consent for a Residential Institution for Child and Adolescent care.
- Site includes a detached dwelling and outbuildings.
- Close proximity to Ballyclare town centre and the M2 Motorway Network.
- Offers in excess of £375,000.



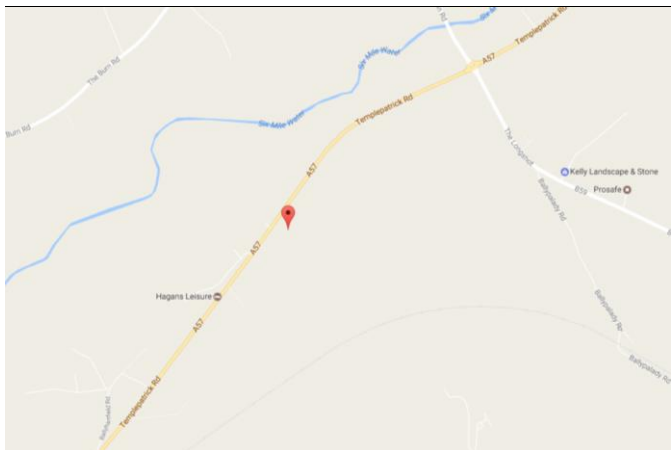
41 Arthur Street, Belfast, BT1 4GB, Northern Ireland.

028 9044 6956
okanecommercial.co.uk

Location

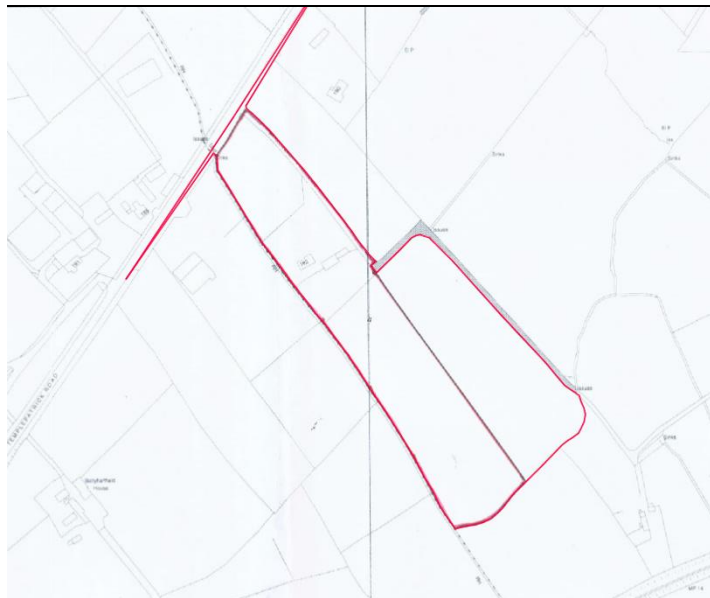
Ballyclare is a market town located in County Antrim. It benefits from its strategic location approximately 13.0 miles from Belfast and 6.0 miles from Newtownabbey, as well as its proximity to the M2 Motorway Network. The M2 provides excellent access to Belfast International Airport and George Best City Airport as well as Belfast and Larne Harbour Ports.

The site benefits from substantial frontage onto Templepatrick Road, which is the main thoroughfare between Ballyclare and Templepatrick. The site is situated c. 3.0 miles from Ballyclare town centre.



Site Area

	Acres	Hectares
Site Area	13.8	5.58
Total	13.8	5.58



Description

- The site includes a detached house and outbuildings on c. 13.8 acres. The detached house is in need of refurbishment.
- The property has an extensive frontage to Templepatrick Road and the site boundaries are defined by a combination of fencing and hedgerows.
- There is a private laneway from the site entrance leading to the rear of the site, which runs along the western boundary.

Planning

The property benefits from the following planning consents:

Application Ref: U/2012/0212/F

Proposal: Erection of Class 3 Residential Institution for Child and Adolescent care Amendment to previous approval to include additional provision for Adult Eating Disorder Service.

Decision: Approval granted 12th Oct 2012

Application Ref: U/2006/0699/F

Proposal: Demolition of existing dwelling and erection of a Use Class C3 Residential Institution for child and adolescent care.

Decision: Approval granted 28 Oct 2009

Price

Inviting offers in excess of £375,000.

VAT

All prices and rentals quoted are exclusive of, and will be subject to, VAT. HMRC are currently in the process of confirming the VAT status. For further details, please contact the agent.

STAMP DUTY

This will be the responsibility of the purchaser.

Contact

For further information or to view please contact:-

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