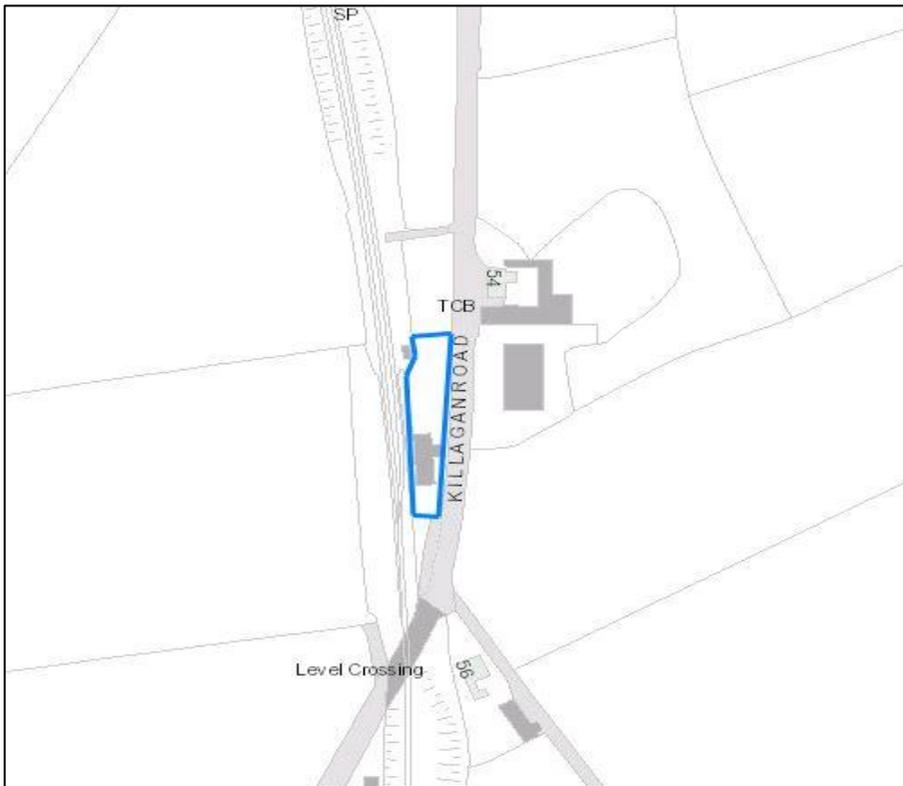




For Identification Purposes Only



**FOR SALE** Former Railway Platform Building Set In C. 0.3 Acres/0.12 Hectares)  
**Killagan Road, Cloughmills, Ballymena,**  
**Co Antrim BT44 9PR**



### 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/ukxi/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.

## LOCATION / DESCRIPTION

Conveniently located in the general Dunloy/Cloughmills district and within an easy drive of Belfast (c. 39 miles), Ballymena (c. 10 miles), Coleraine (c. 25 miles) and the general Mid Ulster/North Antrim Area.

The existing stone built building extends to c. 154 sq m (1,647 sq ft) with a slated hip ridge roof.

Ideally suitable for a number of uses, subject to planning consent, such as cottage, light storage/office, childrens' nursery etc.

## ACCOMMODATION

Description	Area sq m	Area sq ft
Existing Stone Built Building	154	1,657
Site Area	c. 0.3 Acres	c. 0.12 Hectares

## SALES DETAILS

PRICE: £50,000

TITLE: Freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



O'Connor Kennedy Turtle  
20/22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7034 4244 | E [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)

CONTACT: HENRY TAGGART | [henry.taggart@okt.co.uk](mailto:henry.taggart@okt.co.uk)

Our Ref: HT/PD/C4211

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.