



FOR IDENTIFICATION
PURPOSES ONLY



FOR SALE "On the instruction of Stuart Irwin and Ian Leonard acting as Joint Administrators of Polaris Waste Limited
(formerly known as ISL Waste Management Limited)"
Industrial, Forestry and Agricultural lands extending to c. 18.2 acres to include storage unit
Lands at 47 Craigadoo Road, Ballymena

LOCATION

Ballymena is one of the Provinces largest towns situated in Co. Antrim; and being c. 28 miles from Greater Belfast, 18 miles from the Port of Larne and 15 miles from the International Airport.

The town enjoys excellent commuter links, having dual carriageway and motorway connectivity to Greater Belfast, and the benefit of a railway station which is on the main Belfast to Londonderry line.

The subject lands are located on the Craigadoo Road on the outskirts of Ballymena. The holding is situated in a predominantly rural setting however a number of quarries are in close proximity.

DESCRIPTION

The section of the lands which were previously used for industrial / storage purposes to include the industrial / storage building, extend to just under 10 acres. This area is mostly laid in hard core along with a portion which is stoned.

The topography of the site is predominantly flat in nature and sits at road level however a portion extending to c. 2.5 acres has been lowered / stepped to facilitate the future development of the lands.

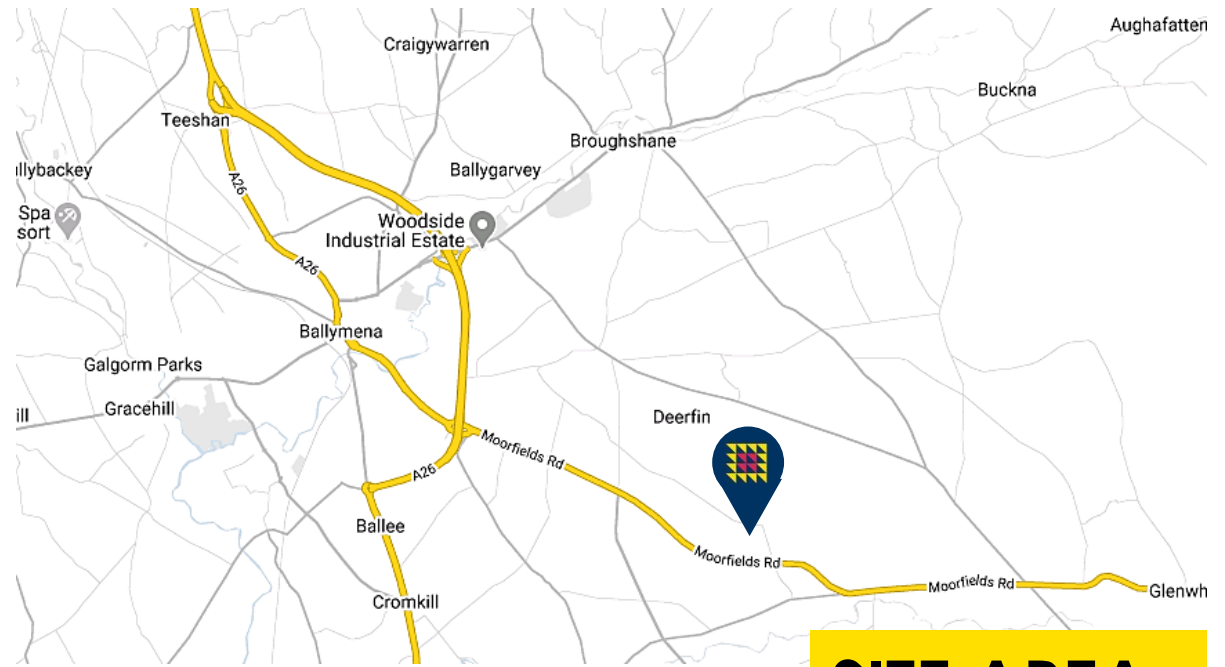
A portion of the industrial lands together with some of the forestry lands were subject to a planning application for the development of a 'Materials Recovery and Transfer Facility' under reference G/2015/0088/F - varied under planning reference LAO2/2017/0107/F.

We understand the proposed development under these planning consents will comprise of the following:

- c. 25,953 sq ft of waste treatment facility
- Additional admin building of c. 2,703 sq ft
- Ancillary site works

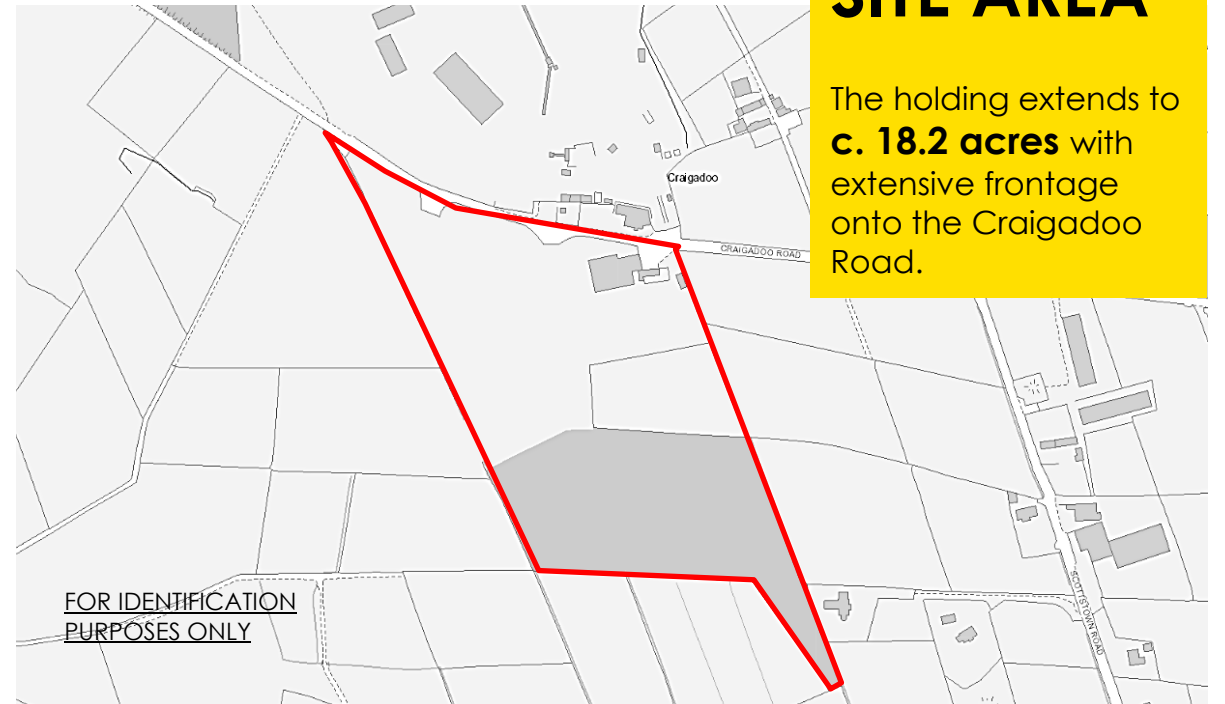
Forestry land is located on the southern boundary of the holding and extends to c. 7 acres, comprising of a mature dense wooded area.

A small area of agricultural land is also located on the eastern boundary and extends to c. 1 acre, being laid in grass, albeit very overgrown.



SITE AREA

The holding extends to **c. 18.2 acres** with extensive frontage onto the Craigadoo Road.





GALLERY
Lands at 47 Craigadoo Road, Ballymena



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.

PLANNING

The lands are situated outside the limit of development, as designated within the Ballymena Area Plan 1986 – 2001.

A planning consent was granted on 14 September 2015 for the development of a materials recovery and transfer facility for construction and commercial waste with associated administration buildings, a hard standing service yard, weighbridge, access and landscaping works (Planning Ref: G/2015/0088/F). It is our understanding that this permission was implemented and confirmed by way of a CLPUD (Ref: LAO2/2021/0095/LDP).

Please note that all perspective purchasers should make their own planning enquiries in connection with the above consents.

SALES DETAILS

PRICE:	Price on Application
TITLE:	Assumed to be held by way of freehold title
EPC:	Due to the condition of the property we are informed an EPC is not required
NAV:	£5,900. The commercial rate in £ for 2021/2022 is £0.590326.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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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.