



FOR SALE

**Sites at Ballee Road West
Ballymena BT42 2HD**



On the instructions of



**Mid & East
Antrim**
Borough Council

LOCATION / DESCRIPTION

Ballymena is one of Northern Ireland's leading provincial towns having a resident population of c. 28,000 persons and a district population of some 56,500 persons. The town is located some 26 miles North of Belfast and is well connected to the Province's road network especially Belfast.

The subject lands are located just off the Ballee Roundabout and have prominent road frontage onto the Antrim Road and Ballee Road West.

The sites will be afforded access from Ballee Road West via a proposed spine road - as illustrated on the adjoining plan.

The sites will adjoin the proposed new DVA Complex, the local Ambulance Service Station and a site proposed for the Northern Ireland Fire and Rescue Service.

The subject sites are suitable for a wide variety of uses to include sports and recreation, industrial, distribution, showroom and trade counter, subject to any necessary planning and statutory consents



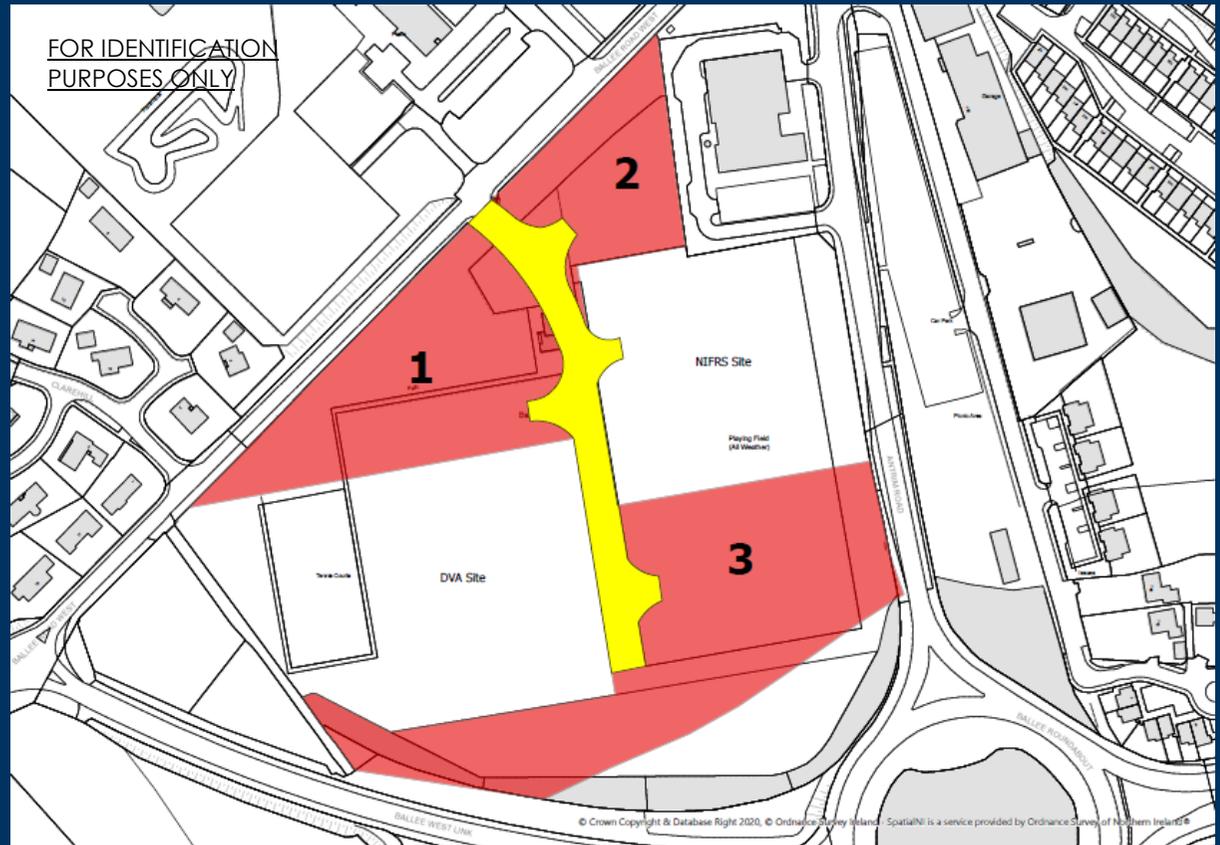
SITE AREA

PLOT 1: c. 2.24 acres
PLOT 2: c. 1.35 acres
PLOT 3: c. 3.80 acres

SALES DETAILS

PRICE: PLOT 1 - £180,000
PLOT 2 - £110,000
PLOT 3 - £240,000

TITLE: Assumed to be held by way of freehold title





Views over the subject lands



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/uk/si/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.

PLEASE NOTE: Mid & East Antrim Borough Council is not bound to accept or proceed with any offer and reserve the right to negotiate with any bidder to obtain further information/clarification on the detail of any proposal. Final approval by Council will be required following the conclusion of all bids.

VAT

All prices, outgoings etc are exclusive

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.