

EXPRESSIONS OF INTEREST

**Lands adjoining the ECOS Visitor and Conference Centre,
Kernohans Lane, Broughshane Road, Ballymena**

ON THE INSTRUCTIONS OF MID AND EAST ANTRIM BOROUGH COUNCIL

LOCATION

The subject lands are located beside the ECOS Visitor & Conference Centre and currently form part of the ECOS Nature Park, a c. 62 hectare area of open parkland lying beside the Braid River.

The subject lands are accessed via Kernohans Lane via the Broughshane Road to the north east of Ballymena town centre.

DESCRIPTION

The subject comprises a block of forestry and grassland extending to c. 1 acre which is currently accessed from Kernohans Lane.

The land has a relatively flat topography and is currently used as open parkland.

SITE AREA

The subject lands extend to c. 1 acre (0.4 ha).

OPPORTUNITY

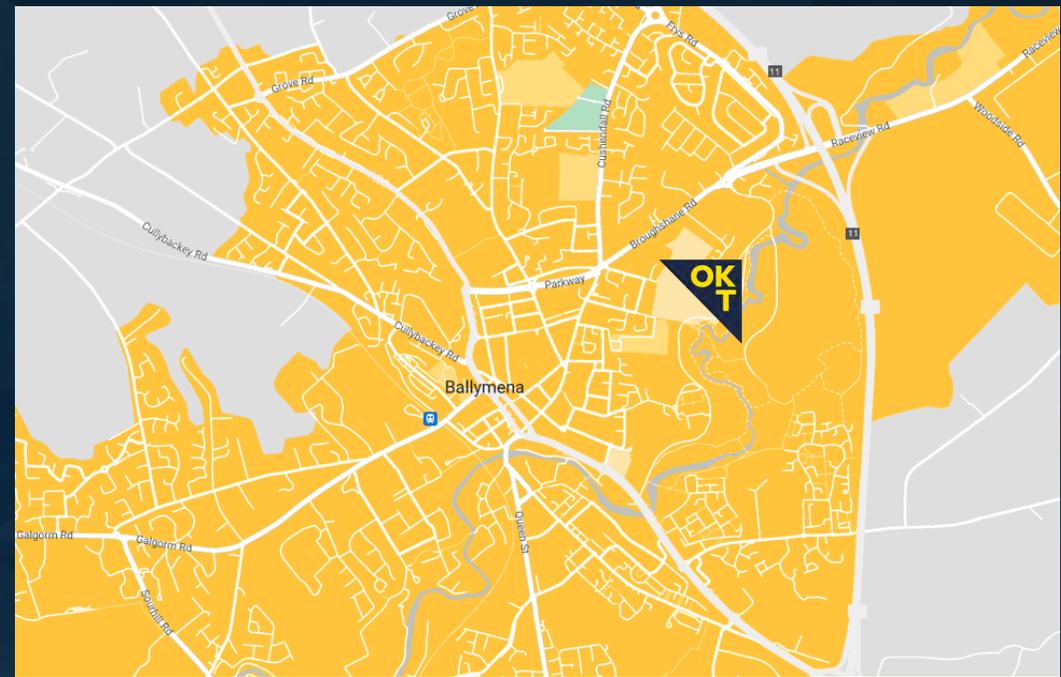
The Council are seeking EOI's for a parcel of land located at the Eco's Nature Park. The Eco's Nature park is a facility which provides an important recreational facility for local people and visitors as well as an essential flood plain service and habitat for wildlife.

It is intended that the future use of the lands would be complementary to the current use of the site and the Council's Corporate Plan including community, health and wellbeing and environmental benefits.

To ensure complementary opportunities, residential use will not be considered for this site.

TITLE & USER COVENANTS

Mid & East Antrim Borough Council (MEABC) hold the premises by way of long lease with the Department for Communities and it is envisaged that the successful applicant would take a sub-lease from MEABC.



TITLE & USER COVENANTS (CONT'D)

Please note that there are currently restrictive covenants in respect of the site regarding use, eg to be used for open space and for recreational purposes only. If the successful applicant requires any restrictive covenants to be varied / released, this would have to be agreed with the Department for Communities and an independent valuation sought, and accordingly this would need to be factored into any consideration by the successful applicant. Any such release would be specific to the subject site only.

PLANNING

The successful applicant would be responsible for progressing all planning applications and associated costs.

SUBMISSION OF EXPRESSIONS OF INTEREST

Mid & East Antrim Borough Council are inviting expressions of interest on the subject land.

Please ensure the Response Form is completed and returned before **12 Noon on Thursday 30 May 2024, marked "Lands Adjoining ECOS Centre Expression of Interest"** and delivered or emailed to O'Connor Kennedy Turtle, 22 Adelaide Street, Belfast BT2 8GD. F.A.O Alan McKinstry (alan.mckinstry@okt.co.uk).

It is the obligation of the interested party to confirm that your Expression of Interest Response Form has been received by O'Connor Kennedy Turtle.

All proposals will be subject to further detailed negotiations and subject to contract, and Mid And East Antrim Borough Council may decide not to pursue negotiations in relation to any or all of the proposals which it may receive or may decide to invite other proposals.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

028 9024 8181

okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ



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.

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.

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