



**FOR SALE** Development Opportunity with Agricultural Holding  
**Lands at 9 Fenagh Road, Cullybackey, BT43 5PQ**



# LOCATION / DESCRIPTION

The subject is located on the eastern periphery of Cullybackey village just under 1 mile from the village centre and approximately 3.5 miles North West of Ballymena. The lands are convenient to all local village amenities within Cullybackey including Cullybackey Train Station.

The holding extends to 19.66 acres (7.96 hectares) in total and comprises farm yard to include former dwelling house and outbuildings(c 1.12 acres) with agricultural lands extending to 18.45 acres to the east of Elmwood Road with a site extending to 0.09 acres to the west of the road.

The former dwelling and a portion of the farm yard (c. 0.91 acres) and the site (0.09 acres) are located within the Limit of Development for Cullybackey and would be suitable for residential development subject to planning.

# ACCOMMODATION

GROUND FLOOR		
Living	16.50 sq. m	178 sq. ft
Kitchen	7.92 sq. m	85 sq. ft
Dining Room	16.72 sq. m	180 sq. ft
Lounge	17.60 sq. m	189 sq. ft
Annex	12.00 sq. m	129 sq. ft
FIRST FLOOR		
Bedroom 1	23.80 sq. m	256 sq. ft
Bedroom 2	12.22 sq. m	131 sq. ft
Bedroom 3	9.50 sq. m	102 sq. ft
Bedroom 4	7.02 sq. m	76 sq. ft
Bathroom	8.64 sq. m	93 sq. ft
	131.92 sq. m	1,419 sq. ft

# SITE AREA

Farm Yard	1.12 acres	0.45 hectares
Site	0.09 acres	0.04 hectares
Agricultural Lands	18.45 acres	7.47 hectares
	19.66 acres	7.96 hectares



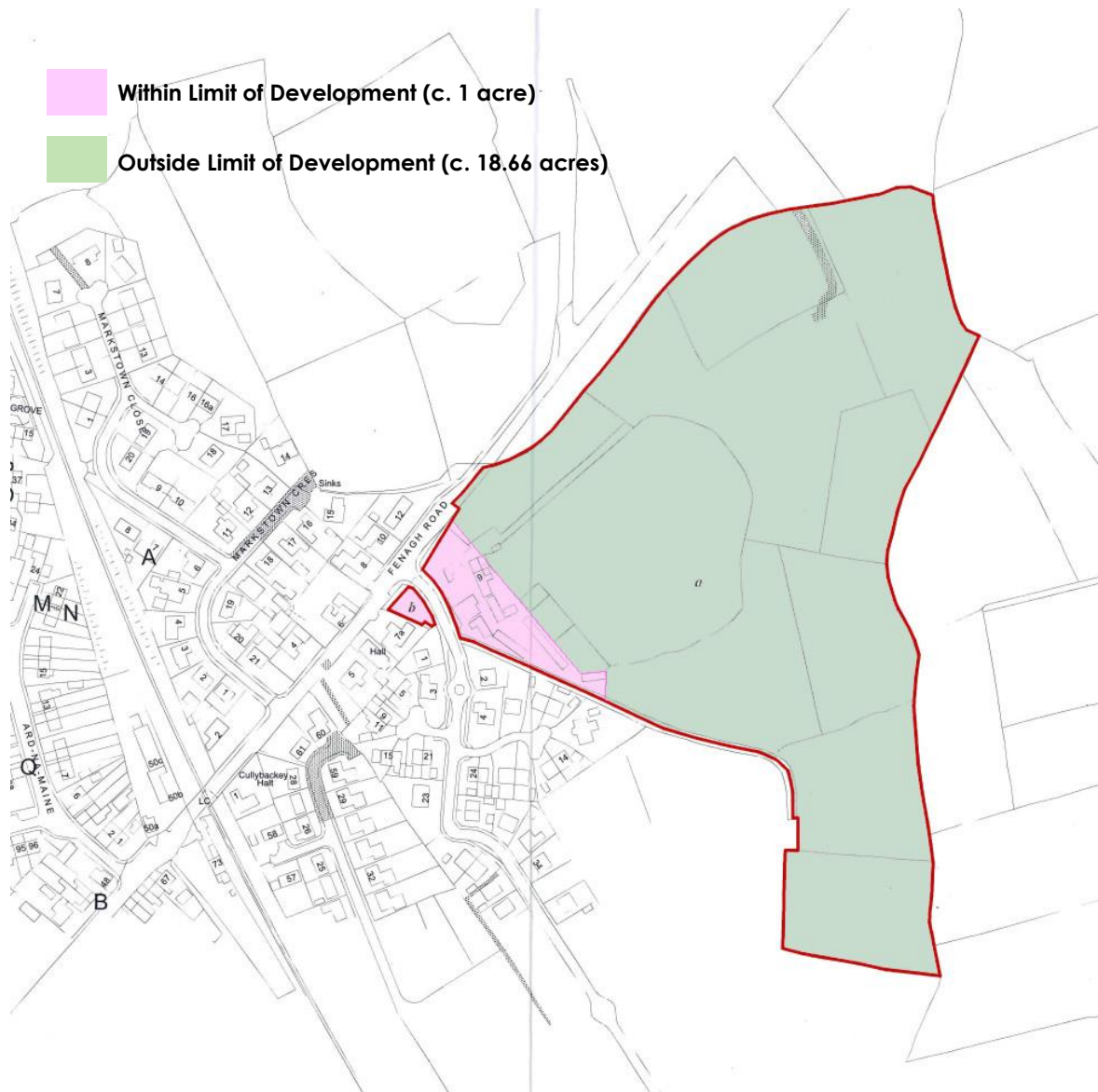


# ZONING

c. 1 acre are zoned within the Limit of Development suitable for residential development subject to planning with c. 18.45 acres of agricultural lands located outside the Limit of Development







### 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/uksi/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.

## SALES DETAILS

PRICE: Offers Over of £395,000

TITLE: Understood to be held by way of freehold title.

## CAPITAL VALUE

From our review of the Land and Property Service online website, the Capital Value for the subject property is £108,000

The domestic rate in the pound for 2020 / 2021 is £0.008945

**Please note that all perspective purchasers should make their own enquiries to confirm the Capital Value / rates payable.**

## VAT

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

## FURTHER DETAILS



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Our Ref: MB/SB/C4310

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.