



FOR IDENTIFICATION PURPOSES ONLY



FOR SALE

Commercial / Industrial Lands extending to c. 11.4 acres in a well established commercial location.

Lands at Cloyfin Road, Coleraine BT52 4NY

LOCATION

Coleraine is one of Northern Ireland's leading Provincial towns and is a regional administrative centre for the North of the Province. The town has a resident population of 59,000 persons, and a wider catchment of 250,000 within a 30 minute drive.

The town is located on the north coast of NI and approximately 55 miles north of Belfast and 25 miles east of Londonderry. It is a university town and also boasts a wide range of retailers both within the town centre and also at the Riverside Regional Centre to include Sainsbury's, Halfords and Argos.

DESCRIPTION

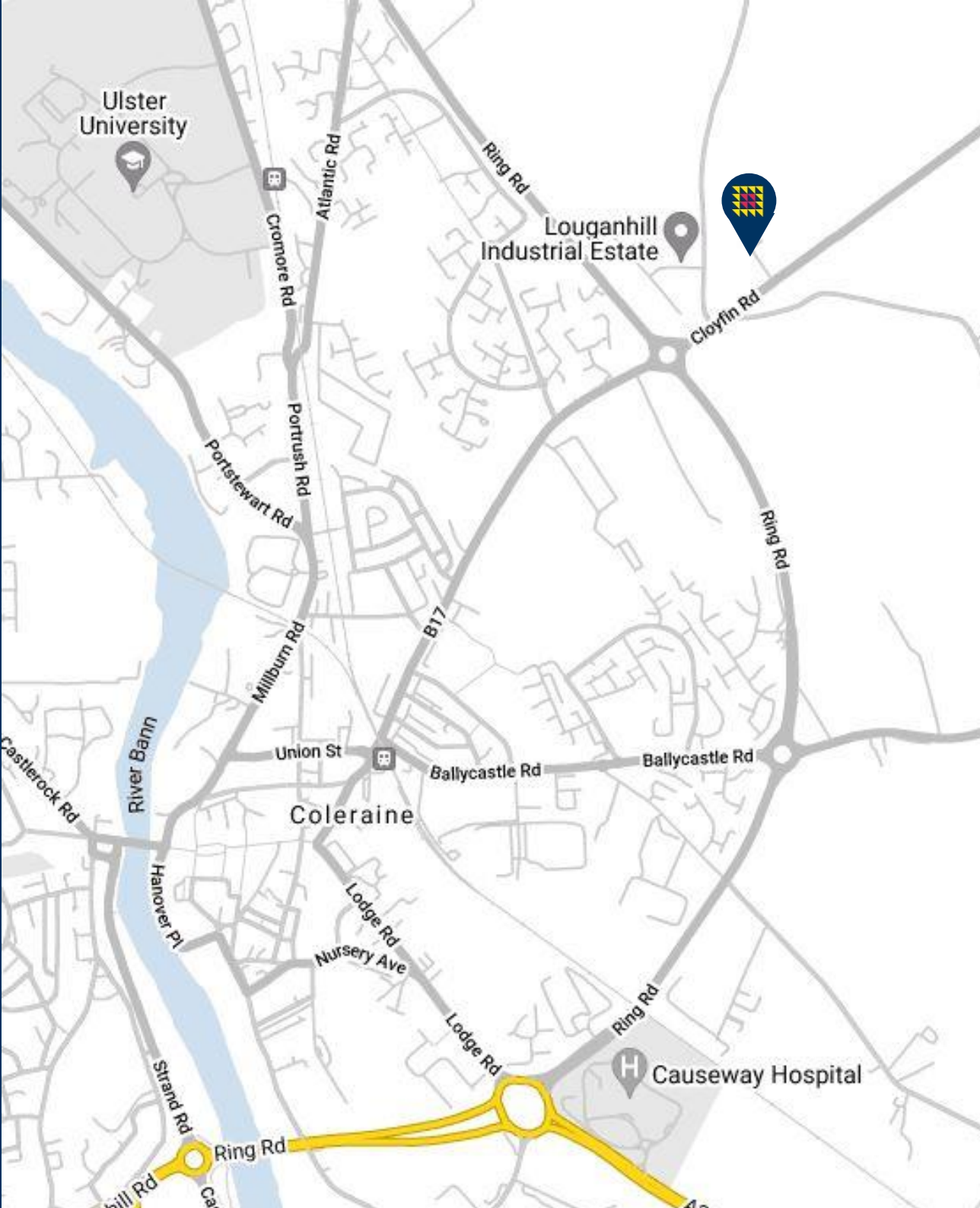
Prominent and easily lands which are generally level in nature and extend to c. 11.47 acres in total. The subject lands are currently zoned for economic development / existing economic development.

The lands are currently laid in grass or hardcore, and can be subdivided as required.

Ideal for a variety of commercial / industrial users going forward, subject to obtaining any necessary planning consent.

SITE AREA

Plot A	c. 1.31 Acres	c. 0.53 Hectares
Plot B	c. 0.70 Acres	c. 0.28 Hectares
Plot C	c. 2.10 Acres	c. 0.85 Hectares
Plot D	c. 6.70 Acres	c. 2.70 Hectares
Plot E	c. 0.60 Acres	c. 0.24 Hectares



TOTAL SITE AREA

c. 11.4 Acres (c. 4.6 Hectares)



PLOT D- 6.7 Acres

PLOT B - 0.7 Acres

PLOT A- 1.3 Acres

SALES DETAILS

PRICE: On Application – front sites at a premium.
Offers will be considered for plots to suit.

TITLE: Assumed to be held by way of freehold title

VAT

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

FURTHER DETAILS



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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.

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.