

**F.P.P. FOR
16 UNITS**



For Sale

Fully Serviced & 'Ready to Go' Development Site
**Phoenix Fields, Railway Street,
Ballymena BT42 2BF**

**TEMPLETON
ROBINSON**

028 9066 3030
www.templetonrobinson.com

**Riddell
McKibbin**

028 9531 3122
riddellmckibbin.com

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PROPERTY SUMMARY

- Fully Serviced & 'Ready To Go' Development Site
- Planning Permission for 16 no. dwellings
- Within walking distance of the town centre
- Guide price £175,000

LOCATION

Ballymena is a popular market town located in Co. Antrim. It is one of the top ten larger towns in Northern Ireland and acts as a service centre for the wider hinterland and smaller surrounding towns and villages.

The site is located within the ever popular Phoenix Fields development located off Railway Street which is only a few minutes walk from the town centre. The site also benefits from the pleasant semi-rural aspect backing on to the River Braid.

This area has long been established as one of the most popular in Ballymena, offering convenience to many leading grammar and primary schools. Commuting to Belfast and the North Coast could not be easier, via the M2 motorway and dual carriageway which is a few minutes drive away.

Additionally, Phoenix Fields is positioned close to both the bus and railway stations. The local area plays host to an enviable range of restaurants, children's play parks, sporting, leisure and recreational facilities.

DESCRIPTION

This is the last building plot within the Phoenix Fields development and the site benefits from full planning permission for 16 no. dwellings. Some development works have already commenced on site with works completed to foundation level. The site is 'Shovel Ready' with working drawings in place and services already brought to the edge of the site. The Roads serving the plot have already been adopted by NI Roads.

PLANNING

Planning Permission has been approved under the following:

G/2004/0731/F - Approved 28/02/07 - Site for housing development.

G/2008/0162/F - Approved 16/07/08 - Amendment to apartment blocks

Copy plans and approvals are available upon request from either sales agent.

ACCOMMODATION

The approved accommodation is for the following:

NO.	BEDROOMS	TYPE	SIZE
4 no.	2 Bedroom	Own Door Duplex Apartment	893 sq.ft
4 no.	3 Bedroom	Own Door Duplex Apartment	1,163 sq.ft
8 no.	3 Bedroom	Apartment	1,076 sq.ft

Total 16 no.



PRICE

Offers are invited in the region of £175,000 exclusive.

VAT

All prices, rentals and outgoings are exclusive of but may be liable to VAT.

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Front Elevation

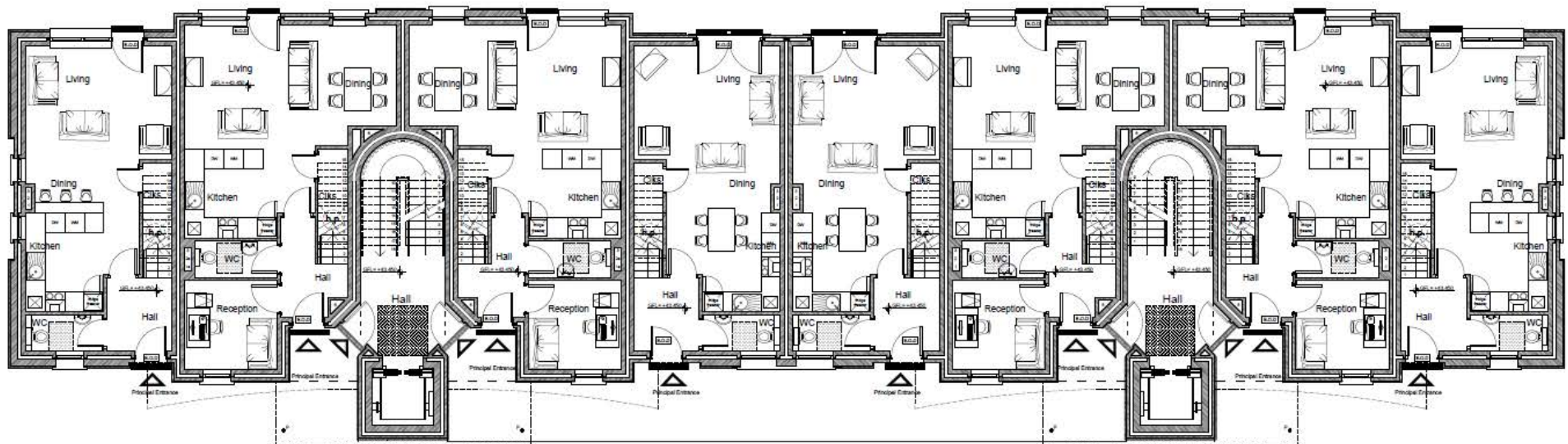


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Ground Floor Plans



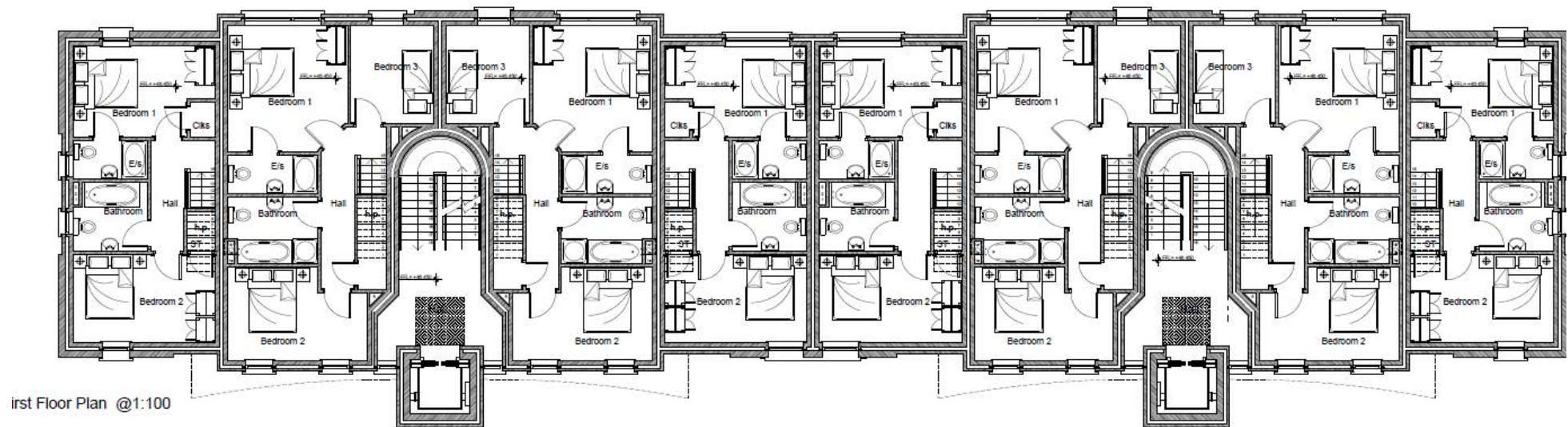
Ground Floor Plan @1:100

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First Floor Plans

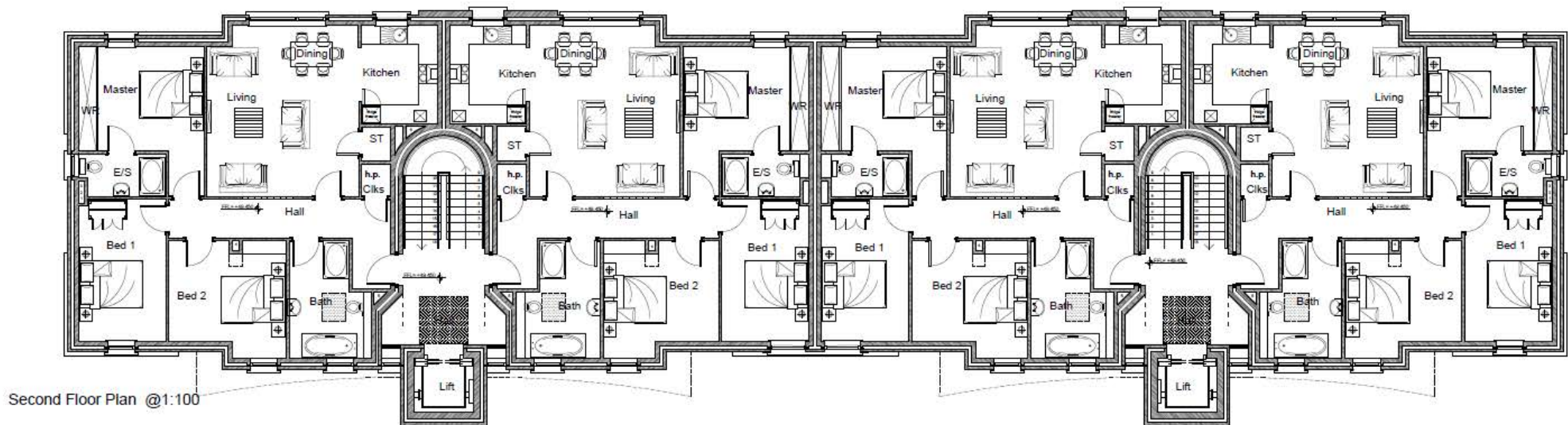


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Second Floor Plans

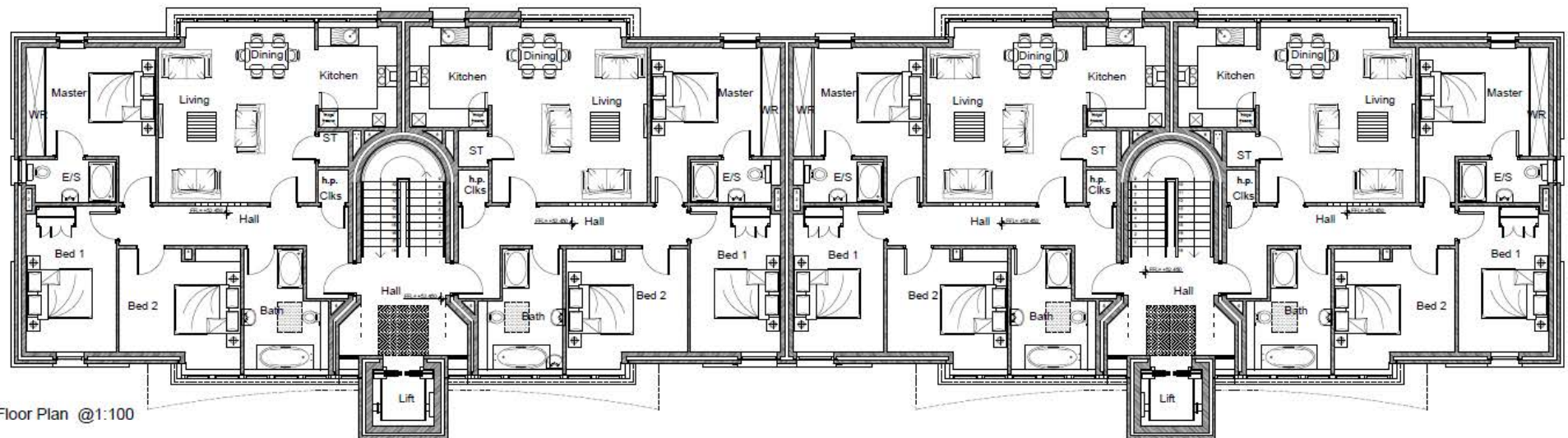


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Third Floor Plans



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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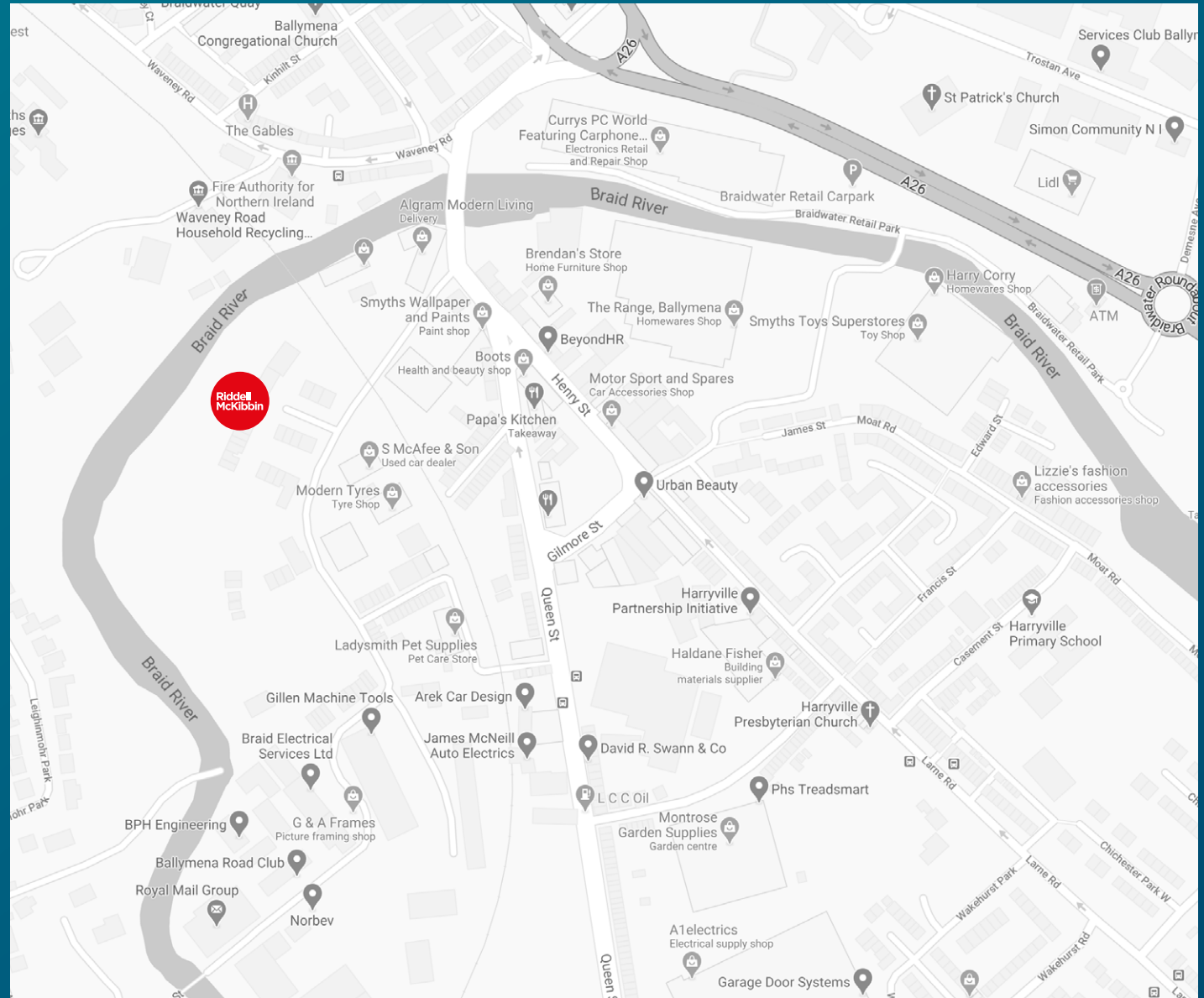
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Ref: RM0061



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