



Land at Bush Road, Antrim, BT41 2QB

Offers in the region of £260,000

This excellent agricultural land holding (circa 12.7 acres), located between the Bush Road and Niblock Road enjoys significant road frontage, with access via both the Bush Road and The Niblock Road and easy access to the M2.

The holding benefits from a mains water supply and a south facing orientation.

The land offered for sale is outlined in red on the attached maps (maps are for illustration/reference purposes only). A small section of disused road is also on the title of the land, highlighted in blue on the attached maps.

Property Features

- Good quality agricultural land holding of circa 12.7 acres
- Access via both the Bush Road and The Niblock Road
- Convenient to the M2
- Extensive road frontage
- Mains water supply



Future Development Potential

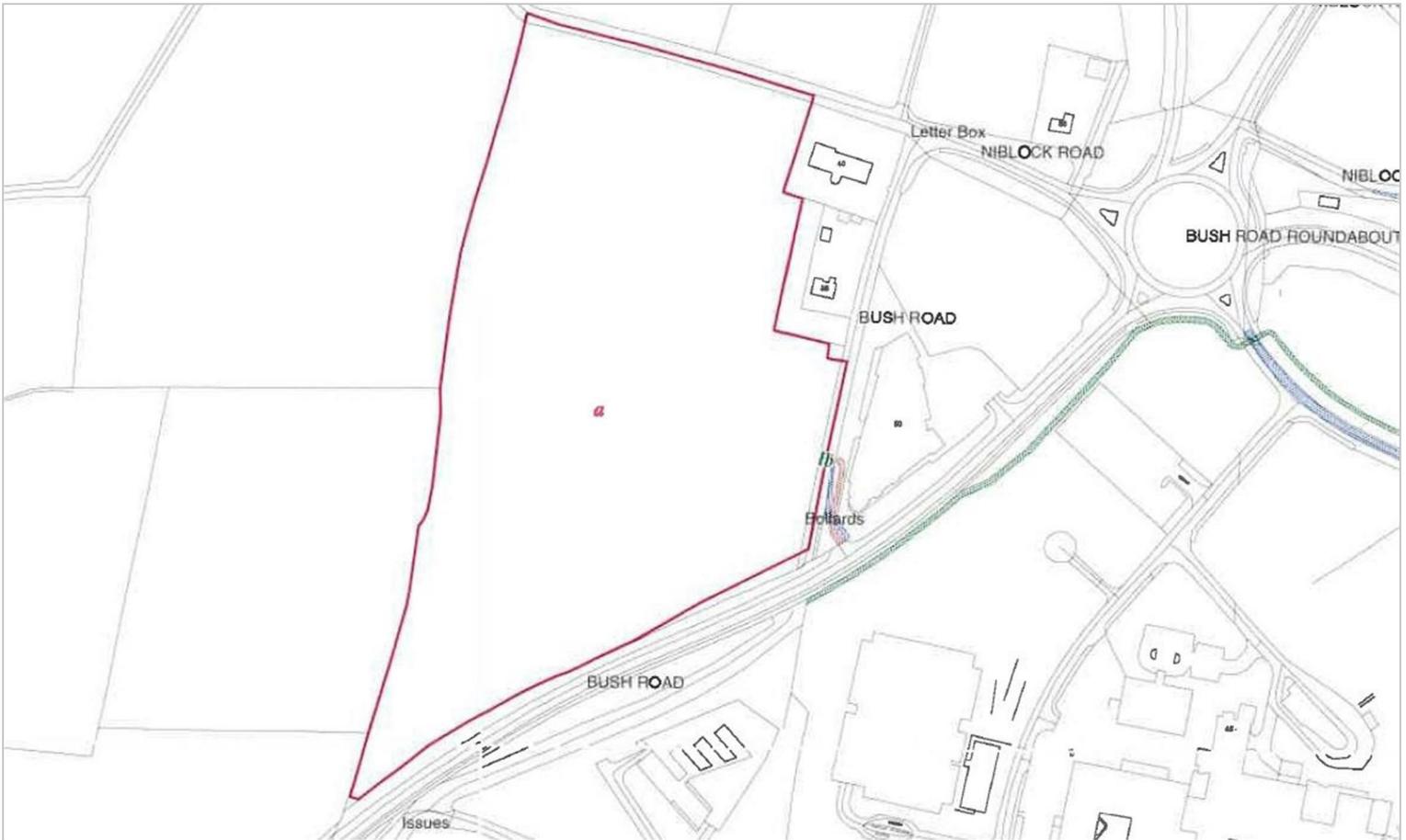
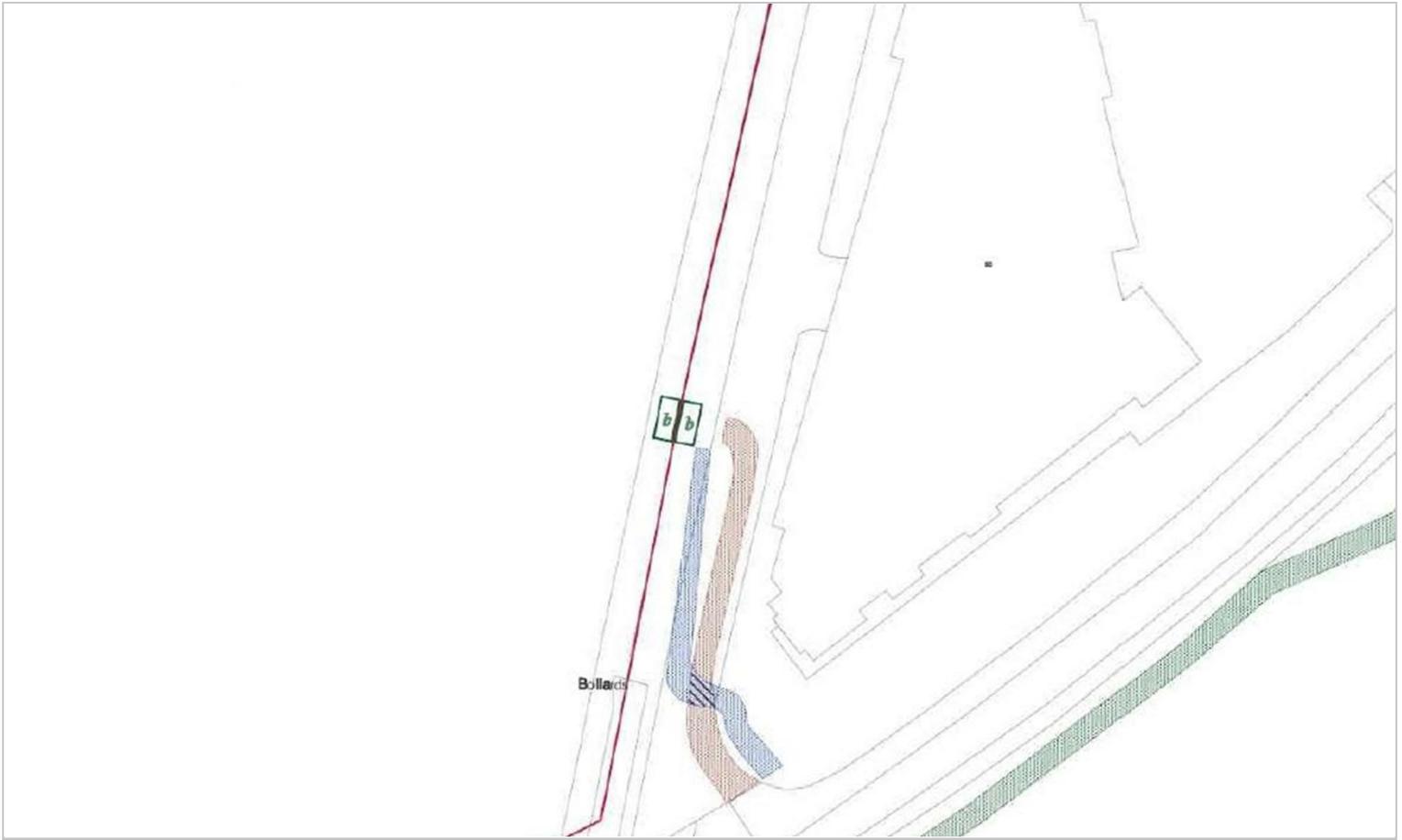
The land currently lays outside of the town development limits, with no immediate planning or development potential.

However, given the location of the land and its proximity to Antrim Area Hospital, there is a prospect that the land may become suitable for development in the future. Therefore, the land is being offered for sale on the basis that, should development potential be realised in the next 20 years, the vendors will be entitled to 50% of the uplift value. Please note this will only apply if the land is developed or resold for development.

We recommend interested parties make their own planning enquiries in this regard.

Please note, a scheme to widen the Bush Road is currently underway, which will result in a small sliver of the land (circa 0.16 acres) fronting the Bush Road being removed from the title, in order to accommodate the planned road works. Should the works be completed before the land is sold, the land will be sold less this 0.16 acre section. However should the works not be completed before the land is sold, the new owner will be committed to the roads works, and will be entitled to the appropriate compensation as part of the scheme. further details are available on request.





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