

Lisney

FOR SALE:

Opportunity To Acquire Residual Residential
Development Site Circa 0.79 Acres

**SITE AT GREENGAGE COTTAGES, GREENGAGE LANE,
BALLYMONEY BT53 6GZ**

CONTACT

Olivia Martin
028 9050 1501
omartin@lisney-belfast.com

BRIEF

- Excellent location, approximately 0.5 miles from Ballymoney
- Full Planning Permission remaining for 4 no. detached dwellings circa 1300 sq ft
- Foundations are in place for 4 no. properties



LOCATION

Ballymoney benefits from lying on the main A26 linking the borough to the M2 and M1 motorways to the south and to the A2 in the north west.

It is within 50 miles of three main airports and the seaports at Larne and Belfast.

Ballymoney also lies on the Belfast to Londonderry railway line linking it to the main Belfast to Dublin economic corridor. Express bus and train services depart Ballymoney, on a regular basis, for Belfast.

The sites are situated in the established residential development, Greengage Cottages, Greengage Lane which is just off Newal Road.

Coming from Ballymoney along Linenhall Street, turn right onto B62, travel approximately 0.3 miles until the roundabout.

Take the first left at the roundabout onto Newal Road and travel for approximately 0.3 miles and turn right onto Greengage Lane.

Follow the road down to Greengage Cottages and the site is located beside 8 Greengage Cottages.

DESCRIPTION

The subject site is c. 0.79 acres consisting of c. 0.4 acres of developable land and c.0.39 of access road.

The main portion of the developable site is c. 0.4 acres and is rectangular in shape.

There are foundations in place for the four detached properties which are circa 1300 sq ft.

PLANNING

Full planning permission (Ref D/2002/0103/F) was granted on 8 May 2002 for:

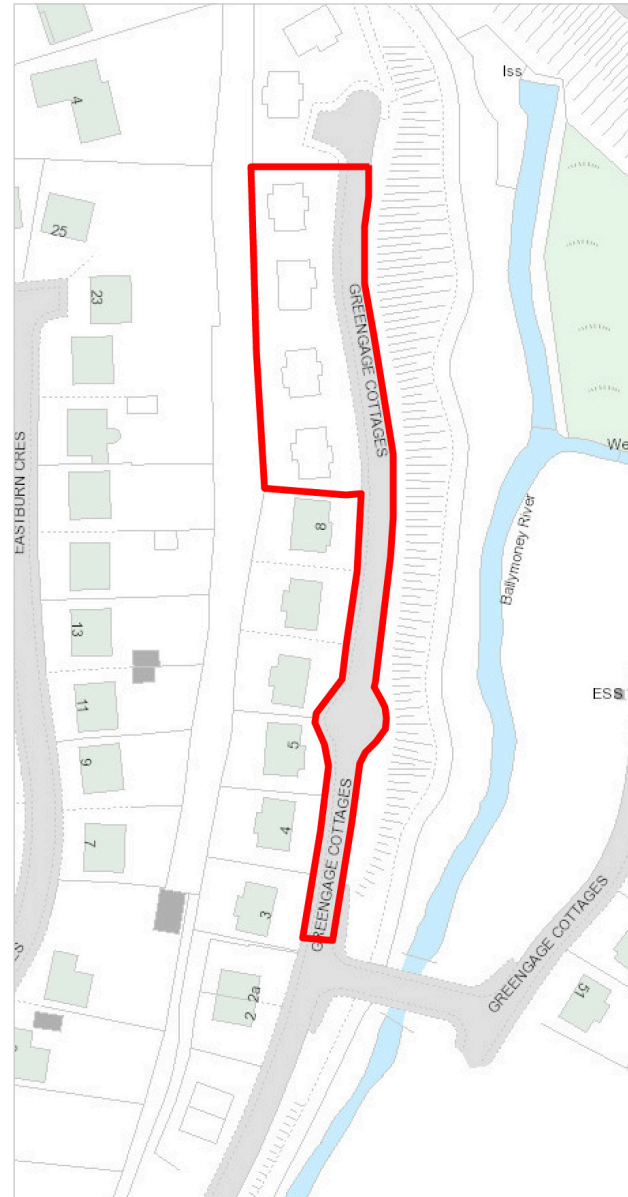
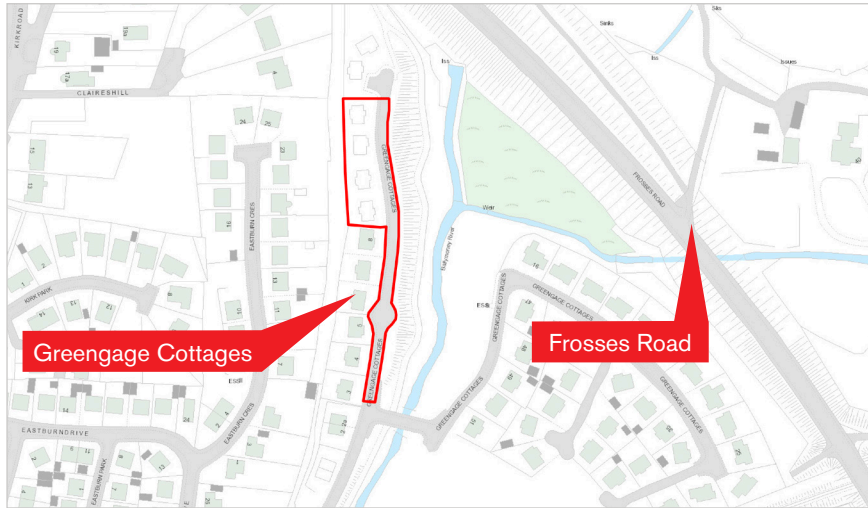
'10 no. dwellings (new house types.)' at Sites 6-15 Greengage Cottages.

We have assumed that the current construction on the site satisfies the validity of the subject planning permission however we urge parties to carry out their own due diligence in this respect to satisfy themselves.

SITE ENTRANCE



SITE BOUNDARY



ASKING PRICE

Offers are invited in the region of £75,000 excl.

TITLE

We understand the property is held freehold on a registered title.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

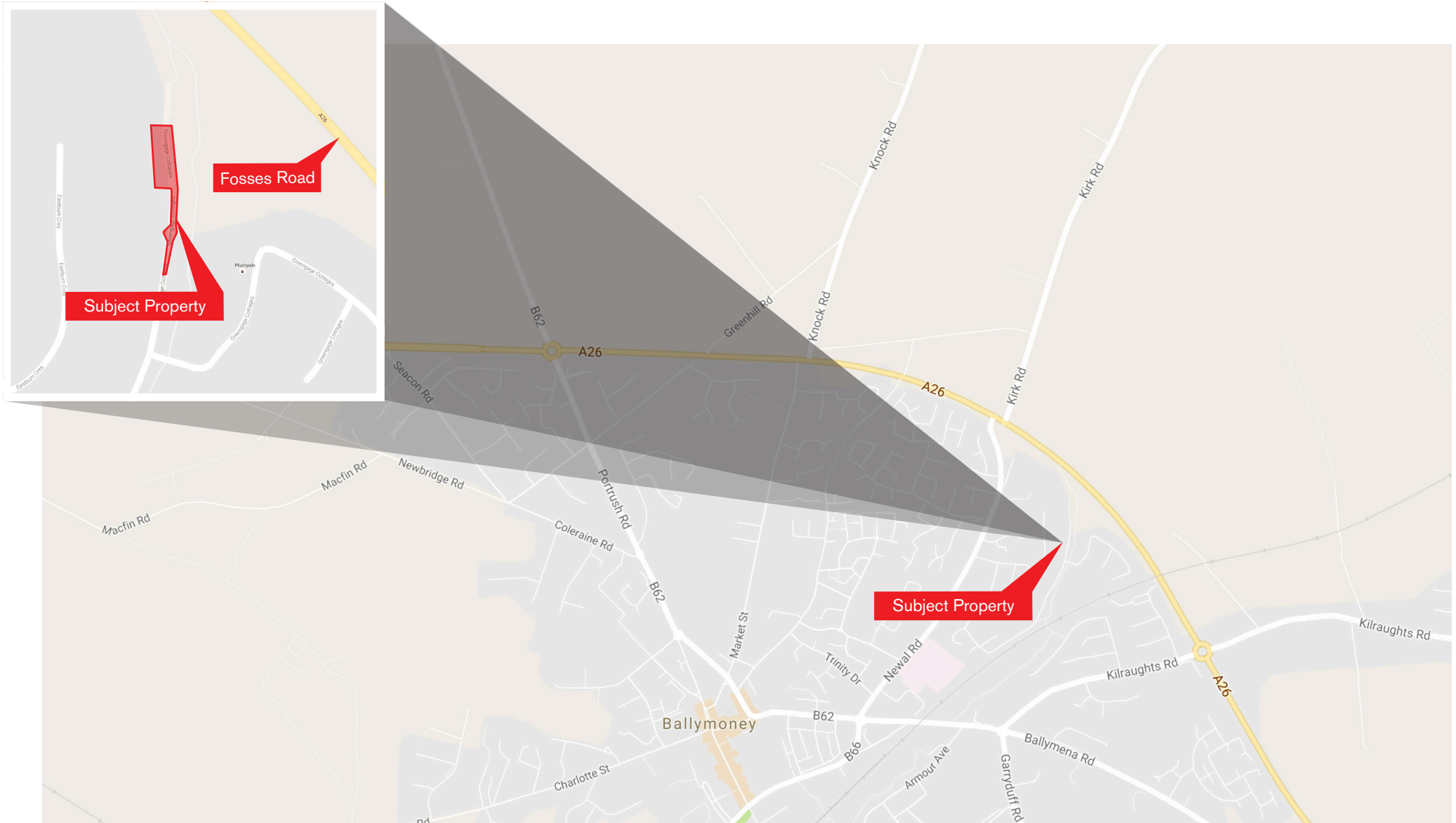
VAT

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

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LOCATION MAP



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