



Indicative Boundary

FOR SALE

Lands at Galgorm Road/Dans Road, Ballymena, BT42 2PX

Residential Development Opportunity c. 3.26 Acres (Subject To All Necessary Consents)

Lisney

Features

- Residential Development opportunity, subject to all necessary consents
- Demise of c. 3.26 acres
- Located in a well-established and sought-after residential area

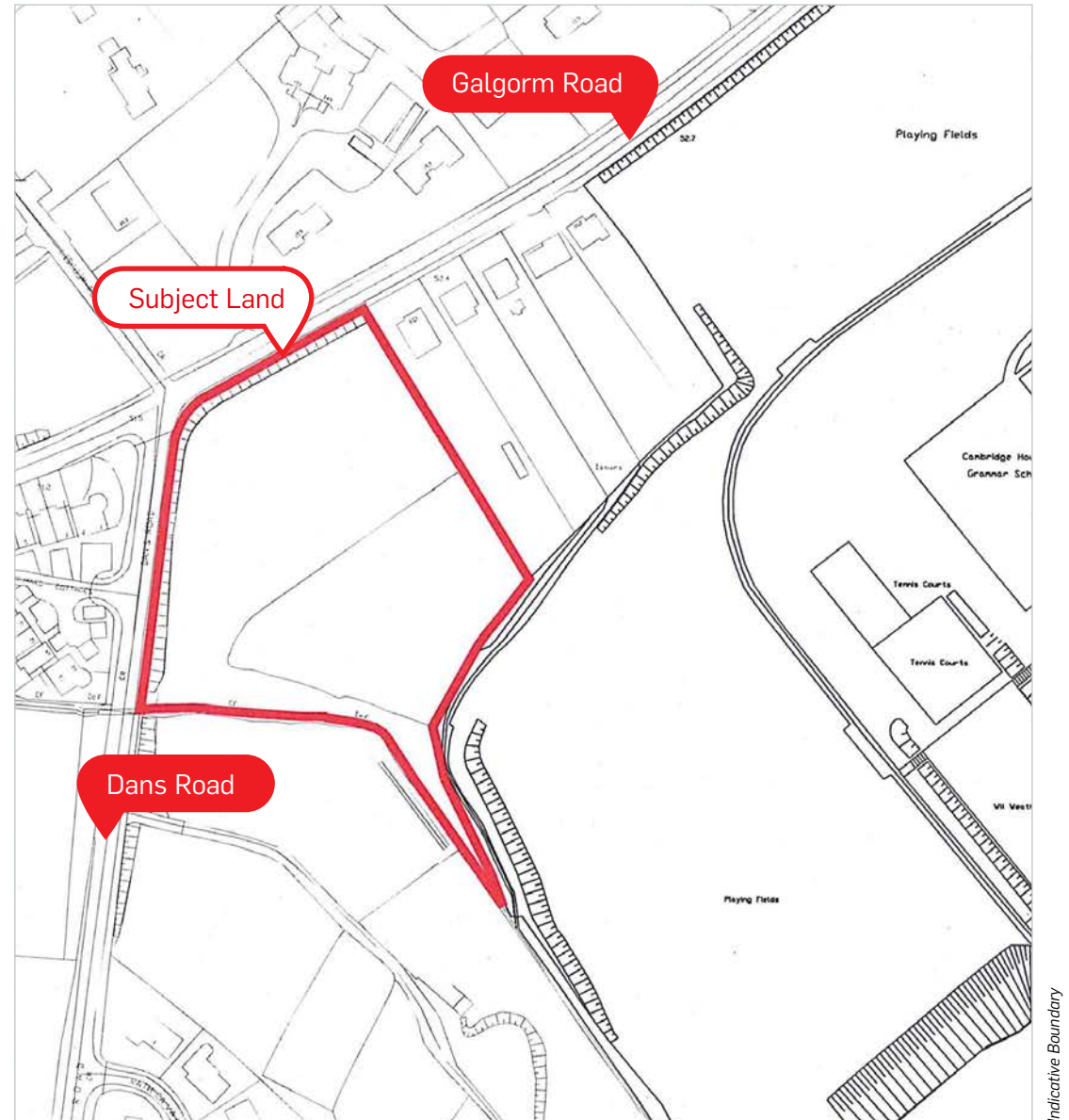
Location

The subject lands are located approximately 1 mile north of the town centre at the junction of Galgorm Road and Dans Road in a well-established and sought-after residential area.

The lands are predominately surrounded by residential properties, backing onto Cambridge House Grammar School's playing fields and c.0.5miles from Ballymena Academy.

Description

The subject lands comprise approximately 3.26 acres in total with excellent prominent road frontage to both Galgorm Road (c. 230 feet) and Dan's road (c. 440 feet).



Site Area

The site measures approximately 3.26 Acres.

Planning

We have reviewed the local area plan; Ballymena Area Plan 1986-2001 and understand that the subject property has been zoned as 'White Land'.

All interested parties are advised to make their own enquiries into the planning potential of the site.

Title

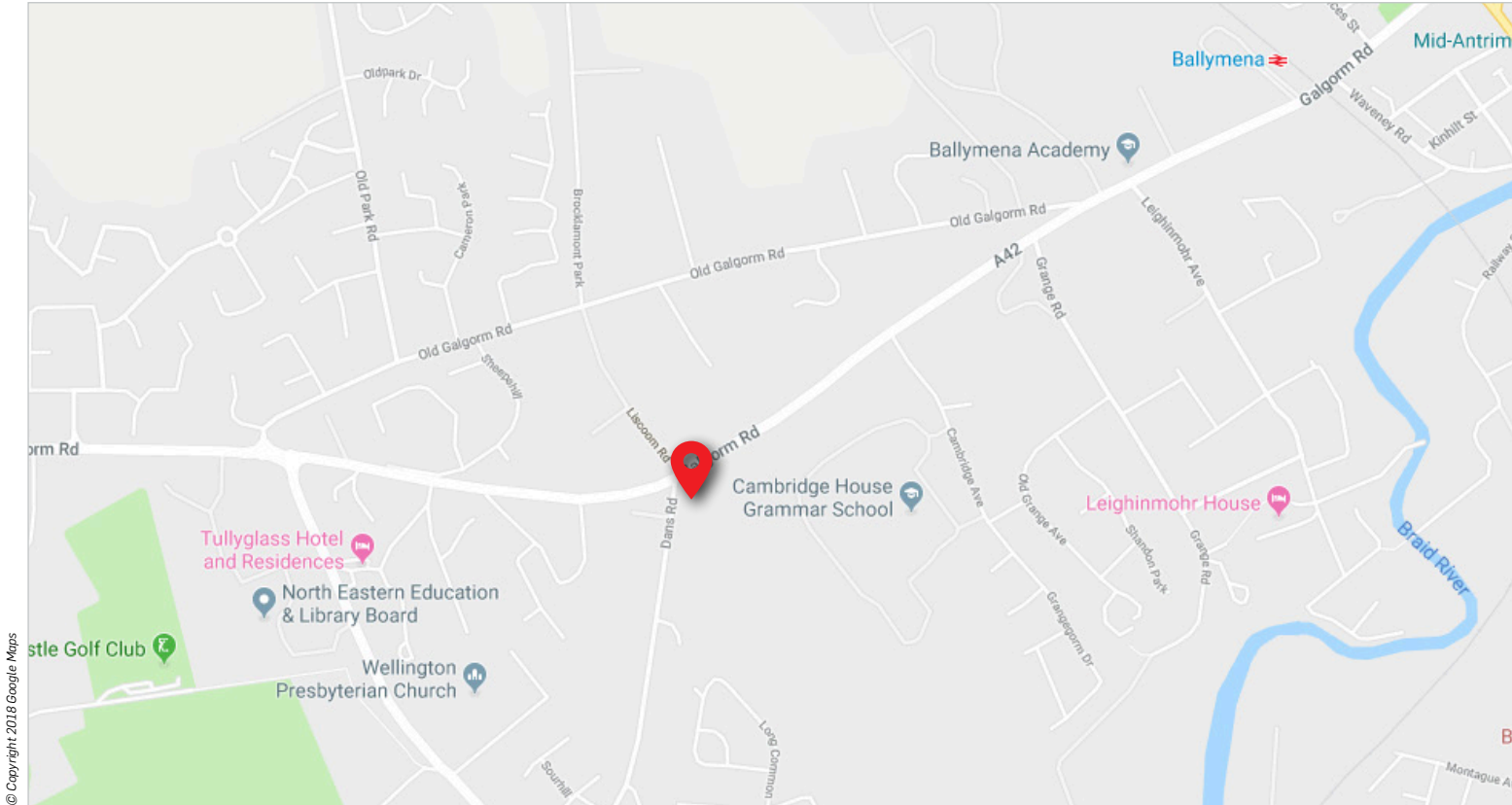
We understand that the subject property is held freehold.

Please Note: There is a wayleave agreement over the site, further details upon request.



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028 9050 1501



Asking Price

Offers over £495,000 excl. are invited for the subject property.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

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

Contact

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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/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Lisney

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