



Proposed Front Elevation:



Proposed Left Side Elevation:



Proposed Right Side Elevation:

## Rosedermot Road, Ballymena, BT44 9NU

Offers in the region of £75,000

Located within one mile of Cloughmills village, this individual site will be approached from the Rosedermot Road, via a new private laneway, the site is located in a scenic rural environment. The site area proposed is approximately 0.5 acre in size.

Planning Approval: Outline Planning Approval (Ref G 2005/0510/0 dated 7th August 2006) has been granted for a dwelling with a roof ridge height of less than 6.5 m above finished floor level. There is no specific floor area restriction. Copy available on request.

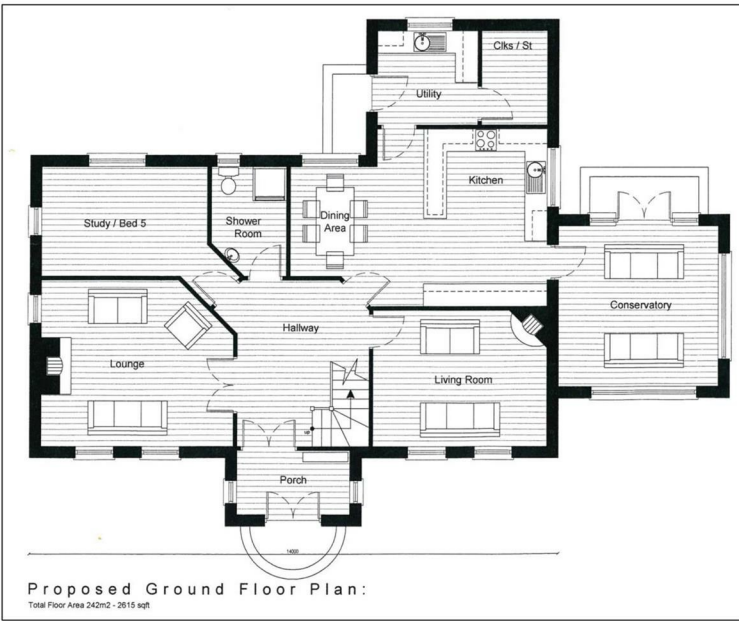
## Details

Services: The vendor can arrange for mains water supply to the site. Mains electricity available. A septic tank will be required for foul drainage (the purchaser will be responsible for the necessary application/testing).

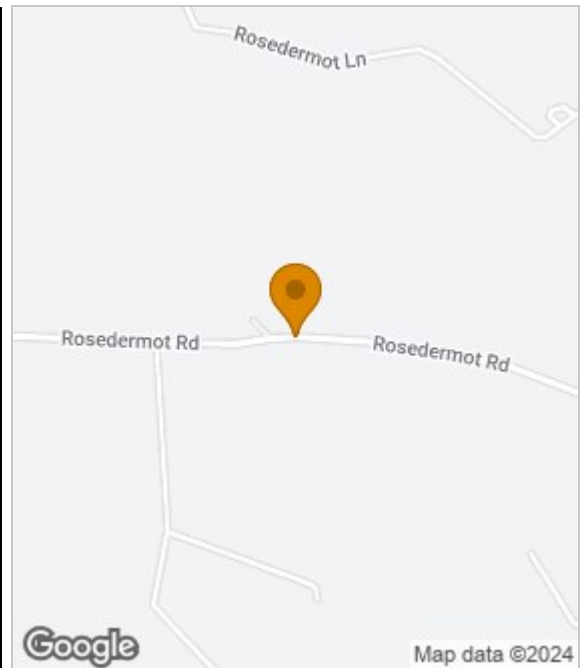
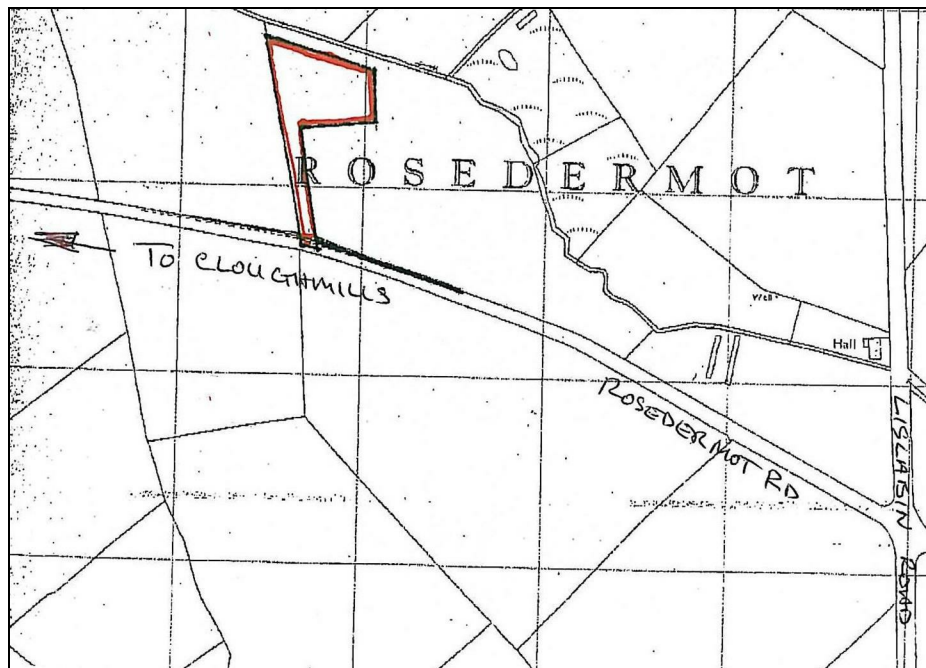
## Location:

The site is located approx 350 m West of Rosedermot Orange Hall. From the junction of Rosedermot Road and Main Street in the village, the site is approx 0.8 miles out the Rosedermot Road, on the left hand side, coming from the village. (see map attached - close to the junction with the Lislaban Road).

## Floor Plan



## Area Map



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**Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.**

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