

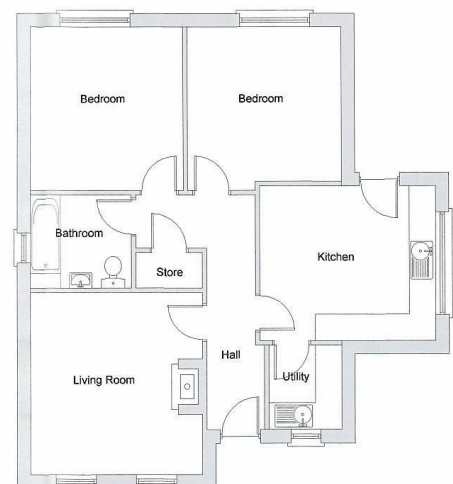


## Building Site Adjacent To 27 Rashee Park, Ballyclare, BT39 9SD

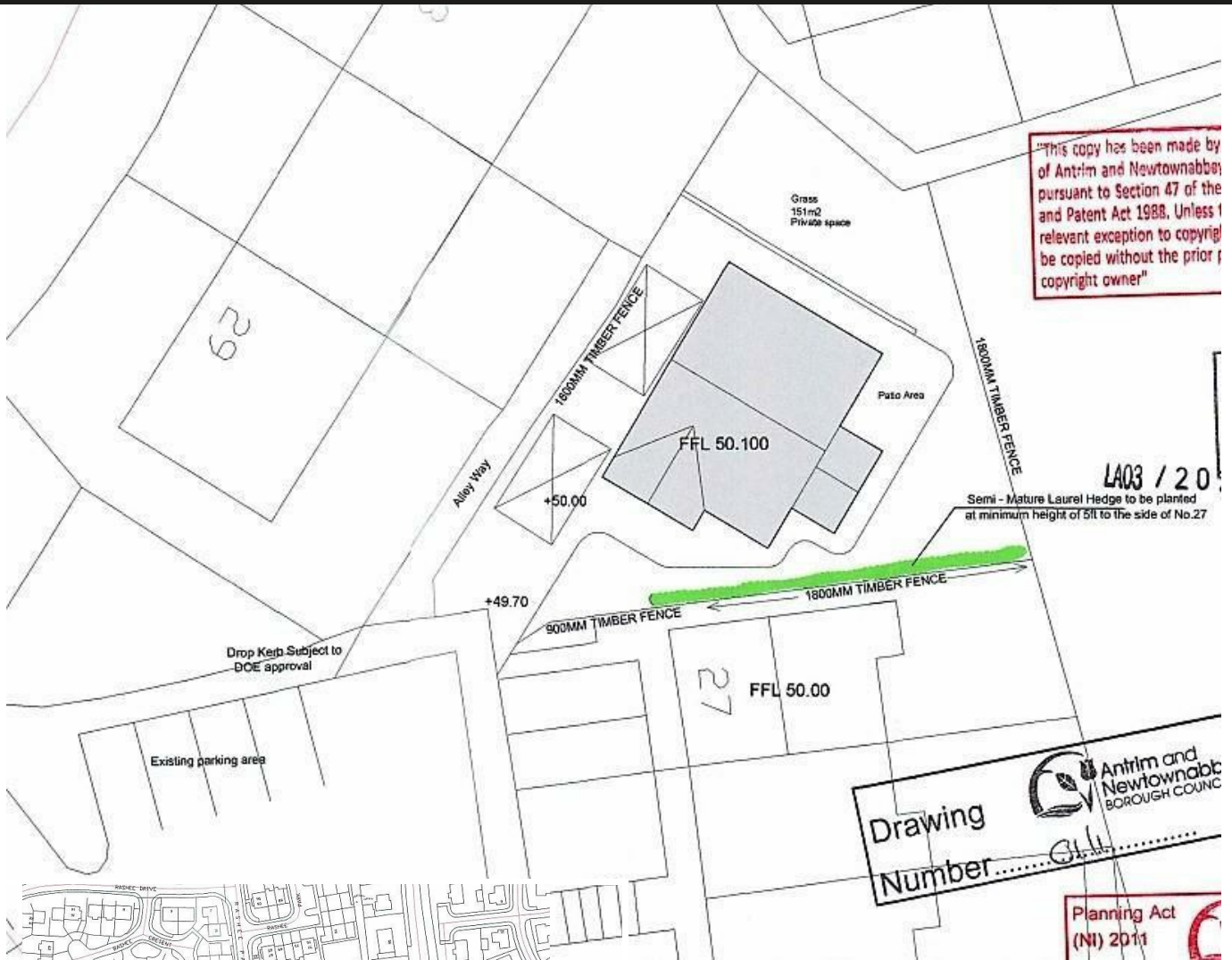
- Building Site With Full Planning Permission
- Two Well Proportioned Bedrooms
- Driveway; Garden With Patio Area
- Detached Bungalow (c.800 Sq Ft)
- Lounge; Kitchen; Bathroom; Utility Room
- Close Proximity To Local Amenities / Shops

Offers Over £18,500

EPC Rating



# Building Site Adjacent To 27 Rashee Park, Ballyclare, BT39 9SD



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Antrim and Newtownabbey BOROUGH COUNCIL  
Drawing Number ..... G.L.L. ....  
Planning Act (NI) 2011

## PROPERTY DESCRIPTION

### Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property.

Purchasers should make/commission their own inspections if they feel it is necessary.





**For sale by Colin Graham Residential via the iamsold Bidding Platform**

**Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**

**Development opportunity comprising building site with full planning permission for a two bedroom detached bungalow extending to c.800 sq ft, conveniently located in a popular residential development, within walking distance to shops and amenities of Ballyclare town.**

**Copy of planning permission and maps are available upon request.**

**For further information or to arrange a viewing please contact Colin Graham Residential.**

**Early interest highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**PRS** Property Redress Scheme

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Awards

