



Site at 4 Ballycreggy Road, Ballymena, BT42 3HP

Offers in the region of £100,000

An excellent building site extending to circa 0.6 acres which includes an old stone building which may if desired be retained for domestic storage/workshop/stables etc use, or alternatively removed, the site has planning approval for one dwelling with garage, the dwelling to have a ridge height of less than 6.5m above finished floor level (i.e. a detached bungalow or chalet).

There is also the potential to purchase a second site together with the first, located adjacent to this site and 4 Ballycreggy Road. Full details are available on request.

Planning approval: Planning Reference LA02/2023/1329/O dated 29 March 2023.

(This planning approval is for two adjacent sites. A second site, located between the subject site and No. 4 Ballycreggy Road, is also available for sale).

Property Features

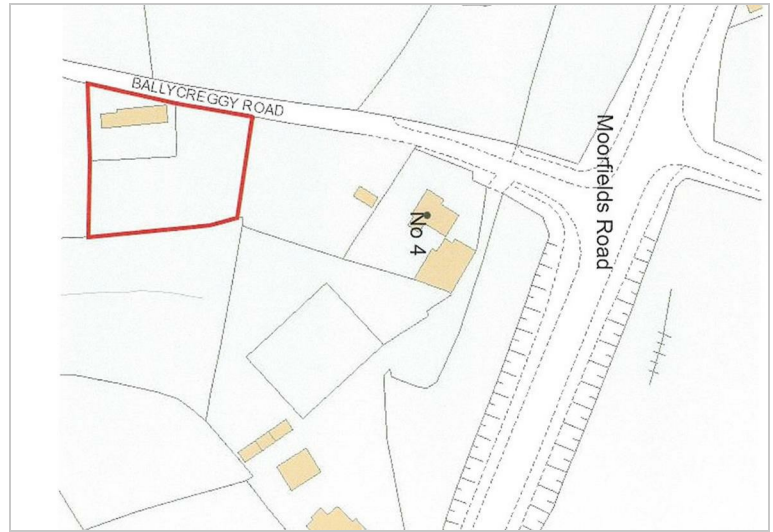
- Building site with Outline Planning Approval
- Circa 0.6 acres with good road frontage
- Option to purchase an additional adjacent site

This site which is for sale will have a paired entrance at the road with the other site but individual driveway thereafter. Copy planning approval available on request.

Services:

Mains water and electricity available, foul drainage will require a septic tank. Proposed purchasers should satisfy themselves as to the cost and provision of services. The vendor has initiated an application for consent to discharge effluent in regard to the septic tank.

Note: Maps are for identification purposes only, formal transfer maps will be provided for approval via solicitors at point of sale



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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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