

An aerial photograph of a large industrial or agricultural building complex, outlined in yellow. The complex consists of several interconnected structures with corrugated metal roofs. One large building has a prominent gabled roof. To the right of the main building is a paved area with several large, rectangular concrete basins. One basin is filled with dark, round objects, likely tires, and another basin is filled with a dark, granular material. A large pile of tires is also visible on the ground near the basins. The surrounding area is a mix of green grass and some bare trees. In the background, there are residential houses and a stone wall. The overall scene suggests a former dairy or processing unit.

**OK
T**

FOR SALE

Former Dairy Unit at Carnalbanagh Road, Broughshane, BT42 4NY

Former Milking Parlour with potential for alternative commercial / light industrial uses (Subject to planning permission)

CLOSING DATE FOR OFFERS: FRIDAY 22ND MARCH 2024 AT 12:00 NOON (UNLESS AGREED PRIOR)

LOCATION

The subject property is located c. 2.5 miles east of the village of Broughshane, c. 6 miles east of Ballymena town centre and c. 4.5 miles east of the M2 which provides direct access to the north and south of the province.

DESCRIPTION

The subject is set within a c. 3 acre site to include 2 silos, part slatted cattle shed with central passageway, former dairy unit and c. 1 acre paddock.

The former milking parlour is a modern fully tanked and slatted steel portal frame shed with 100 cubicles and provisions in place for 2 robotic milkers.

There is a second slatted cattle shed with 68 cubicles and concrete central passageway.

Access to be right of way via existing laneway, however there is potential to create a private access.

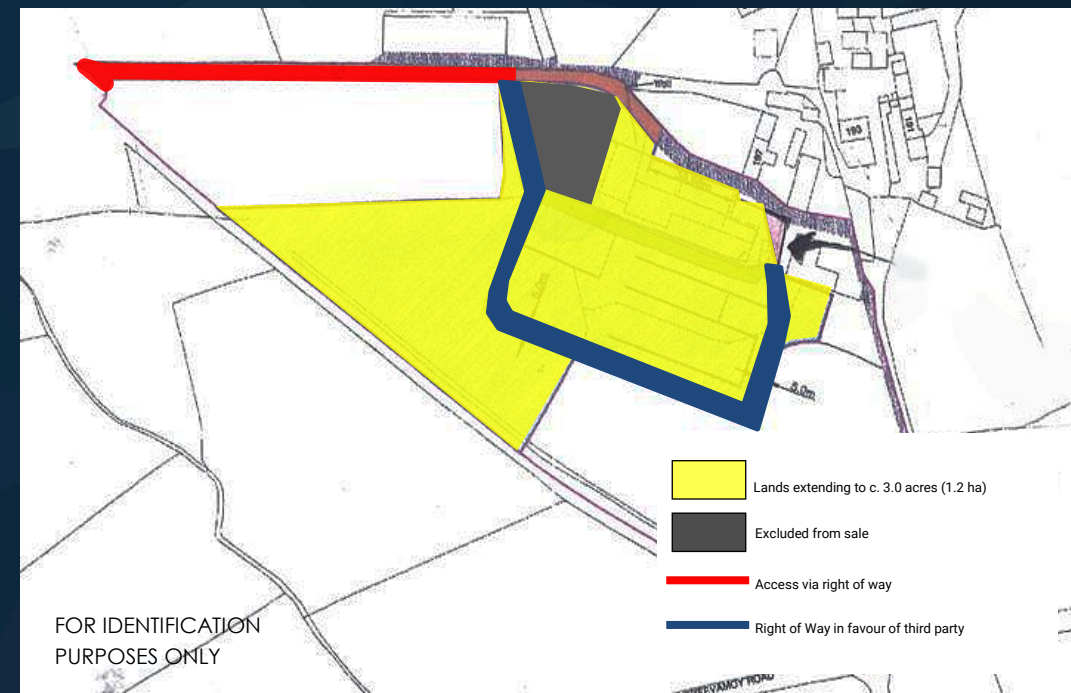
COMMERCIAL POTENTIAL

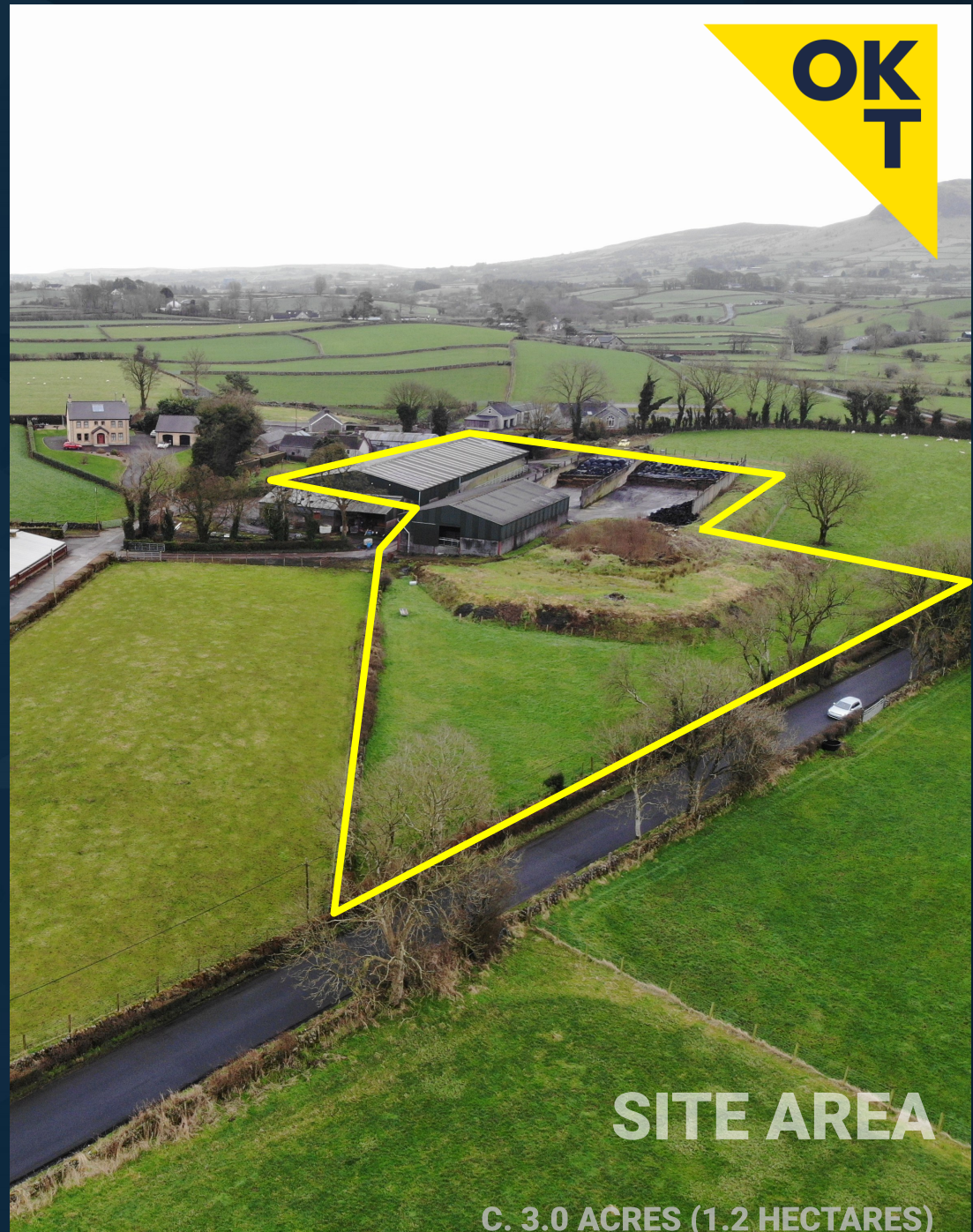
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Former Milking Parlour	C. 1,355 sq m	14,600 sq ft
Cattle Shed	C. 500 sq m	5,400 sq ft
Silo 1 (170 ft x 60ft)	C. 987 sq m	10,620 sq ft
Silo 2 (120 ft x 37 ft)	C. 441 sq m	4,750 sq ft

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9745





THE ABOVE MAPS ARE FOR IDENTIFICATION PURPOSES ONLY
RIGHT OF WAY

OK
T

SITE AREA

C. 3.0 ACRES (1.2 HECTARES)

SALES DETAILS

PRICE: We are seeking offers over £250,000

TITLE: Assumed freehold

All prices, outgoings etc are exclusive of, but may be subject to VAT.

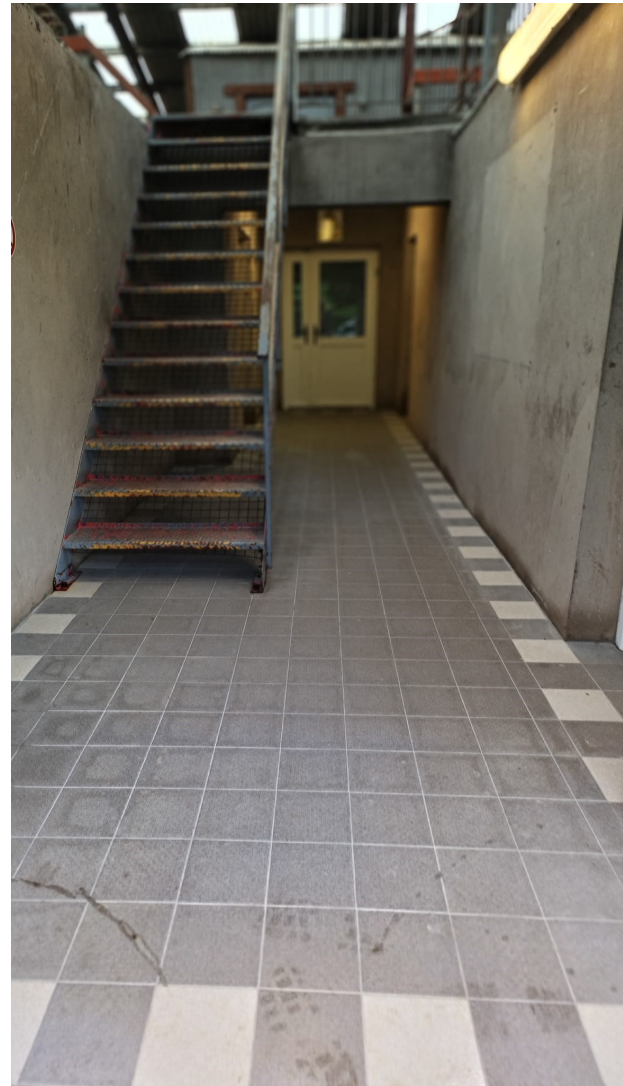
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VIEWING ARRANGEMENTS

Viewing strictly by appointment with agent

NAV (RATES PAYABLE)

As the property is in agricultural use it isn't liable for rates currently.



FURTHER INFORMATION

BRIAN TURTLE

brian.turtle@okt.co.uk

RACHEL MORRELL

rachel.morrell@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**OK
T**