

PRICE: OFFERS OVER £450,000



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SUPERB DEVELOPMENT SITE ADJACENT TO CARNROE LOCK, VOW ROAD, BALLYMONEY

- **SITE WITH RIVER FRONTAGE ONTO CARNROE LOCK**
- **PLANNING APPROVAL FOR ERECTION OF HOLIDAY COTTAGE DEVELOPMENT CONSISTING OF 10 NO. 1 ½ STOREY DWELLINGS (APPLICATION NO. D/99/0029 & D/1998/0016)**



We are delighted to offer for sale an excellent development opportunity for holiday cottages overlooking Carnroe Lock just off the Vow Road with planning approval for 10 No. 1 ½ storey dwellings (ready to go). At present there are two cottages on site together with an additional 8 in an unfinished state.

Located approximately 7 miles from Ballymoney and 4 miles from Kilrea the position of the property would appeal to anglers and outdoor enthusiasts alike.

The site is adjacent to the Lower Bann river at Carnroe weir. This part of the river is famous for its salmon fishing and is one of Ireland's top salmon beats, with a ten-year average of 400 salmon caught. Trout fishing in the area is also superb. The fishery is owned and managed by The Honourable Irish Society, a locally-based grant-making charity.

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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

•Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

•These particulars do not constitute a contract or part of a contract.

•All measurements quoted are approximate.

•Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.