



**For Sale**  
**Lands at Parkgate Road, Kells BT42 3LE**



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

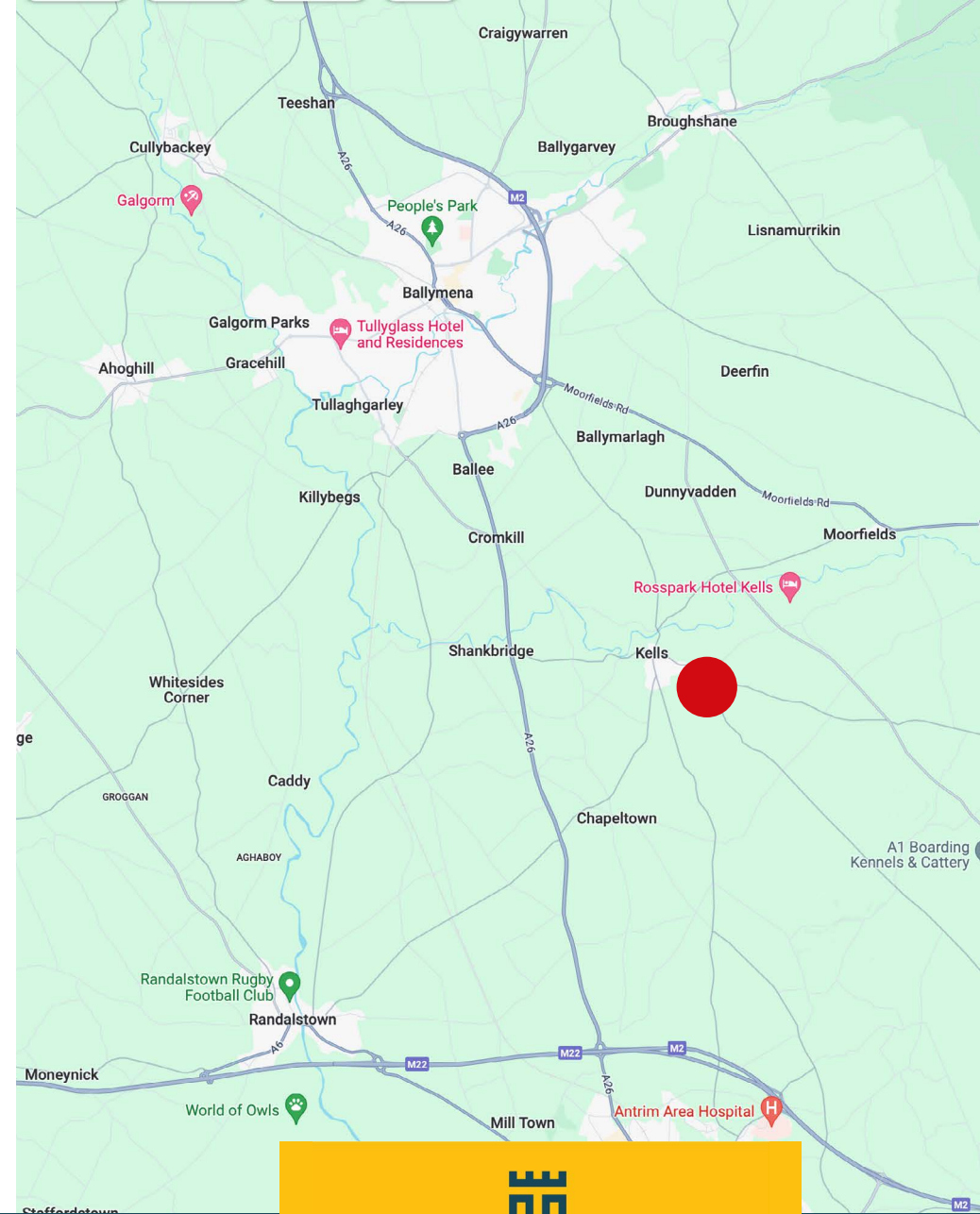
- The site comprises c. 12.4 acres and is located off Parkgate Road, Kells
- Sits within close proximity to Ballymena and the A26.
- Opportunities for further uses, subject to planning.

## LOCATION

- The subject is located off the Parkgate Road, as well as to the rear of Rossburn Manor / Carncome Road. Road Roundabout. It is approximately 5.7 miles from Ballymena and 3.2 miles to the A26.
- The surrounding land use principally comprises residential dwellings, as well as agricultural land and farms.

## DESCRIPTION

- The plot is split into five separate folios and comprises of c. 12.39 acres of agricultural land. To the North is a mixture of agricultural land and a residential development and to the south boundary runs the Braid River / Parkgate Road as well as further residential dwellings. Access is from a laneway between numbers 38&40 Parkgate Road via bridge.



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## SITE AREA

We calculate the total area as follows:

Folio Number AN97813 containing	c. 4.87 acres
Folio Number AN160498 containing	c. 2.92 acres
Folio Number AN160539 containing	c. 4.03 acres
Folio Number AN144281 containing (1/2 of Former Development Site)	c. 0.35 acres
Folio Number 32950 containing (2/2 of Former Development Site)	c. 0.22 acres
<b>Total</b>	<b>c. 12.39 Acres</b>

Further details of folios available on request

## PLANNING

Part of the plot at 50 Parkgate Road was granted outline Planning Permission (G/2004/0447/O) in 2005 for 5 dwellings & garages but has now expired.

Any interested parties should direct any planning queries to Mid & East Antrim Council's Planning Department.

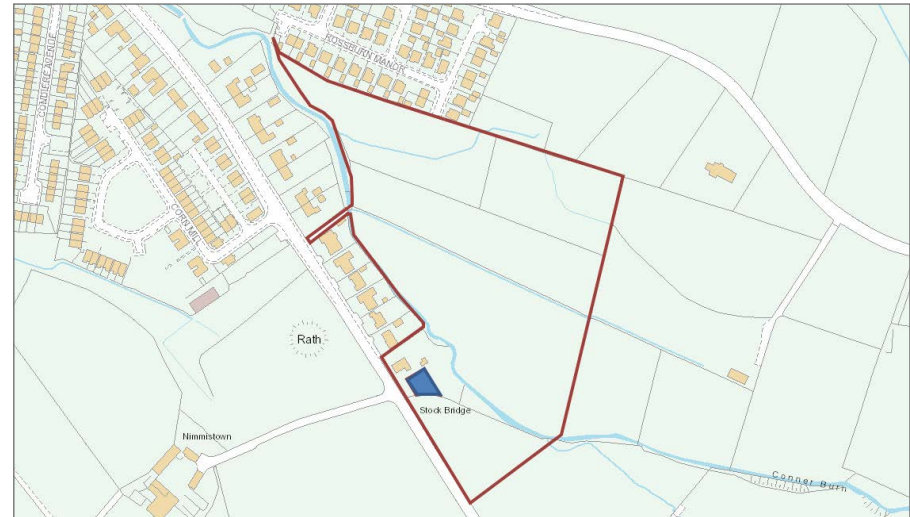
\*The blue shaded area within the maps is not part of the sale.

## TITLE

The class of Title on all the Folios is Absolute.

## PRICE

Offers in excess of £250,000.



For indicative purposes only.

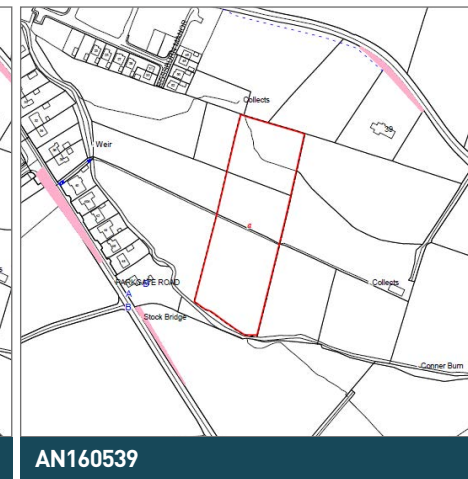
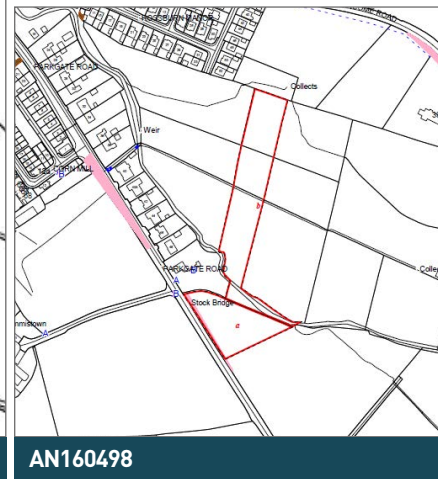
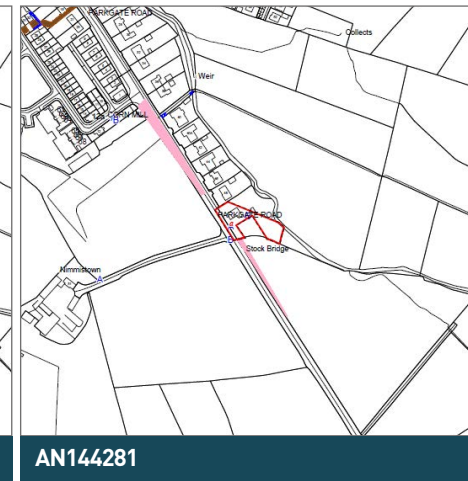
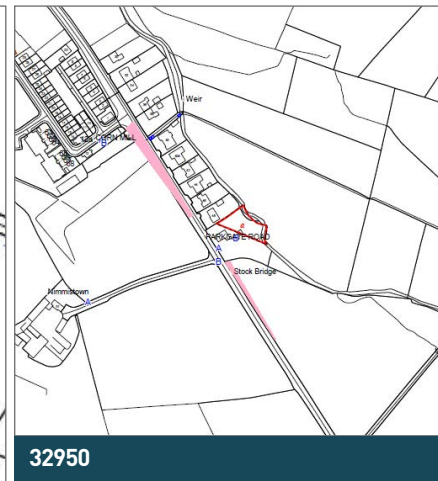
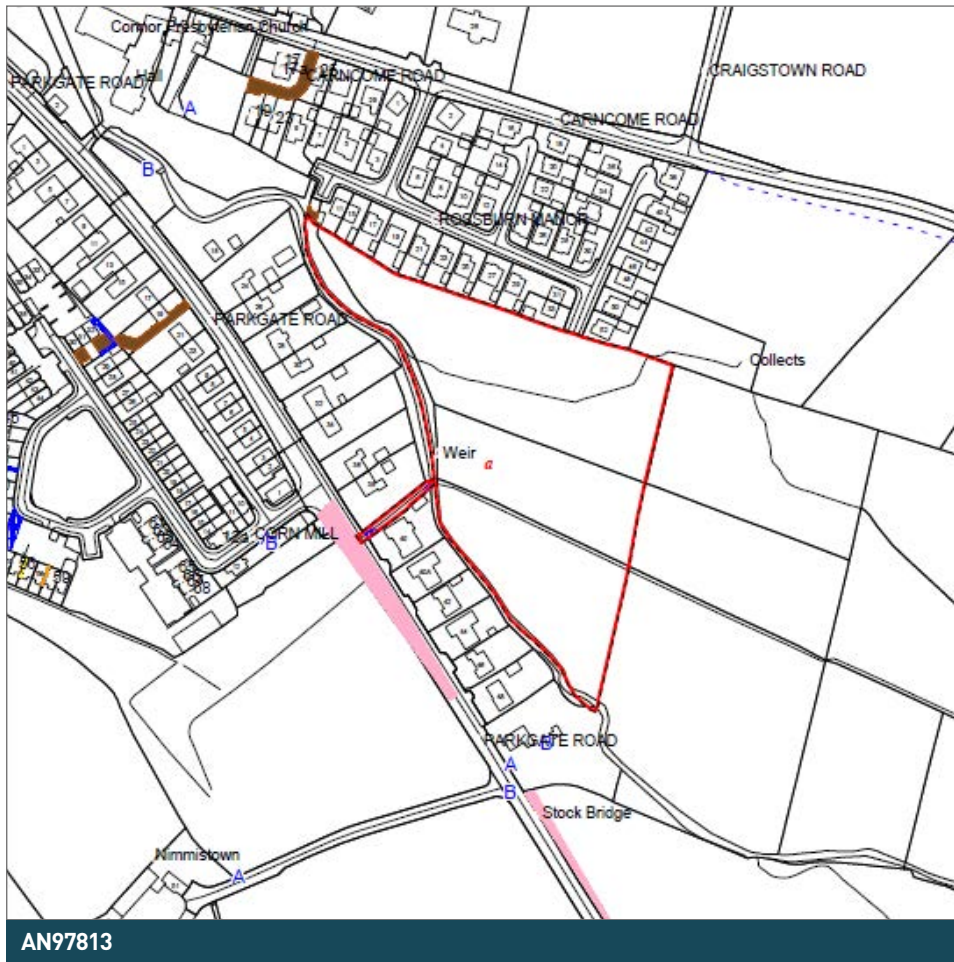
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**FOLIO MAPS**



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## CONTACT

For further information or to arrange a viewing contact:

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Layout Plans – Not to Scale



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