

An aerial photograph of the Bentra Golf Course, showing the green fairways, sand traps, and clubhouse. A yellow line outlines the entire golf course area. In the top right corner, there is a yellow triangle containing the letters 'OKT' in black. The surrounding area includes fields, a road, and some residential buildings.

**OKT**

**EXPRESSIONS OF INTEREST** (on a leasing basis)

**Bentra Golf Course, Slaughterford Road, Whitehead, Carrickfergus BT38 9TG**

**ON THE INSTRUCTIONS OF MID AND EAST ANTRIM BOROUGH COUNCIL**



# LOCATION

Whitehead is a small seaside town that sits at the entrance to Belfast Lough and is located between the towns of Carrickfergus and Larne.

The town is a popular commuter settlement for Belfast and its attractiveness in this regard has increased with the completion of the dualled Shore Road connecting Belfast to Carrickfergus.

Tourism in the town has also increased significantly over the past number of years, with the opening of the Gobbins Cliff Path Walk and Visitor Centre, and the increasing popularity of the Antrim Coast and Glen scenic route.

Bentra Golf Course is located on the Slaughterford Road to the northern boundary of the town. The Slaughterford Road is accessed via the Larne / Belfast Road, the main thoroughfare between Larne and Carrickfergus.

# DESCRIPTION

Bentra Golf Course is a 9 hole course tailored for both novice and the more experienced golfer. In addition there is an 18 hole mini golf course, club house with both male and female changing areas and dedicated on site car parking.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Main Area	71.8	773
Female Locker Rooms	33.5	361
Male Locker Room	63.6	685
Greenkeeper Room	21.8	235
Reception	14.1	152
Boiler Room	10.3	111
Disabled WC	5.1	55
<b>TOTAL ACCOMMODATION</b>	<b>220.2</b>	<b>2,372</b>







# Bentra Golf Course

Slaughterford Road, Whitehead, Carrickfergus BT38 9TG





# SITE AREA

The subject lands extend to c. 45 acres (c. 18.2 ha).

# OPPORTUNITY

Mid & East Antrim Borough Council are seeking EOI's for Bentra Golf Course which is an important recreational facility.

It is intended that the future use of the asset would be complementary to the current / existing use, to ensure this important attraction continues to promote tourism in the immediate area, whilst ensuring there is no loss of recreational facilities for the town.

# PLANNING

The successful applicant would be responsible for progressing all planning applications and associated costs (if applicable).

# SUBMISSION OF EXPRESSIONS OF INTEREST

Mid & East Antrim Borough Council are inviting expressions of interest on the subject land. Please ensure the Response Form is completed and returned before **12 Noon on 8 November 2024**, marked "**Bentra Golf Course – Expression of Interest**" and delivered or emailed to: O'Connor Kennedy Turtle, 22 Adelaide Street, Belfast BT2 8GD - F.A.O Alan McKinstry (Email: alan.mckinstry@okt.co.uk).

It is the obligation of the interested party to confirm that your Expression of Interest Response Form has been received by O'Connor Kennedy Turtle.

**All proposals will be subject to further detailed negotiations and subject to contract, and Mid And East Antrim Borough Council may decide not to pursue negotiations in relation to any or all of the proposals which it may receive or may decide to invite other proposals.**

# FURTHER INFORMATION



For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

alan.mckinstry@okt.co.uk

**ROSS PATTERSON**

ross.patterson@okt.co.uk

**028 9024 8181**

okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ



**PLEASE NOTE:** Mid & East Antrim Borough Council is not bound to accept or proceed with any offer and reserve the right to negotiate with any bidder to obtain further information/clarification on the detail of any proposal. Final approval by Council will be required following the conclusion of all bids.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.