



Instinctive
Excellence
in Property.

For Sale

3m Strip of Land
c. 216.6 sq m (0.054 acres)

3m Strip of Land Adjacent to
1a Nursery Park
Antrim
BT41 1QR

LAND



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c. 216.6 sq m (0.054
acres)**

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BT41 1QR

LAND

Location

Antrim is a major town with a population of over 23,300 (2011 census) located 18 miles from Belfast and 55 miles from Derry/Londonderry. The subject strip is situated in a wooded parcel of land located adjacent to the Belmont Road Roundabout & Antrim Technology Park. The immediate vicinity to the strip provides a densely populated area with a substantial commercial offering available nearby and the centre of the town.

Description

The subject comprises a small strip of land, accessed via a footpath off the A26 Belfast Road, which is primarily used to provide foot access to Antrim Science Park. The lands are currently covered in trees and vegetation, situated on a sloping gradient leading down to the adjacent railway track.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Acres	Sq M
Strip Area	c. 0.054	c. 216.6

Title

We understand that the property is held by way of freehold or long leasehold title. The vendors legal department has raised the following:

- the land is not to be used for any purpose other than amenity use
- existing tree preservation order to be complied with

Planning

The lands are zoned in the Antrim Area Plan 1984 as forming part of Antrim Technology Park as identified in the photograph section below.

Anti-Money Laundering

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

VAT

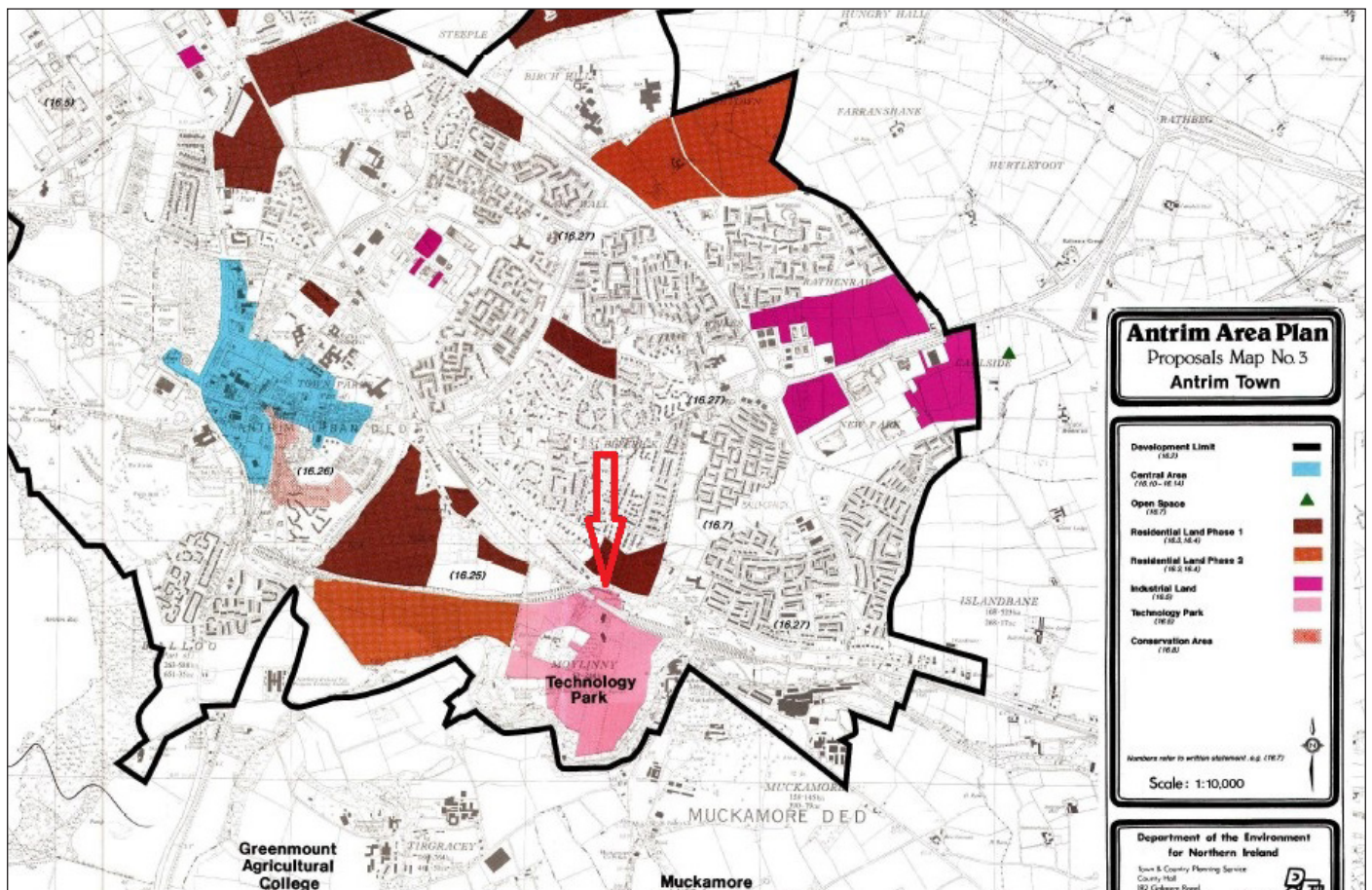
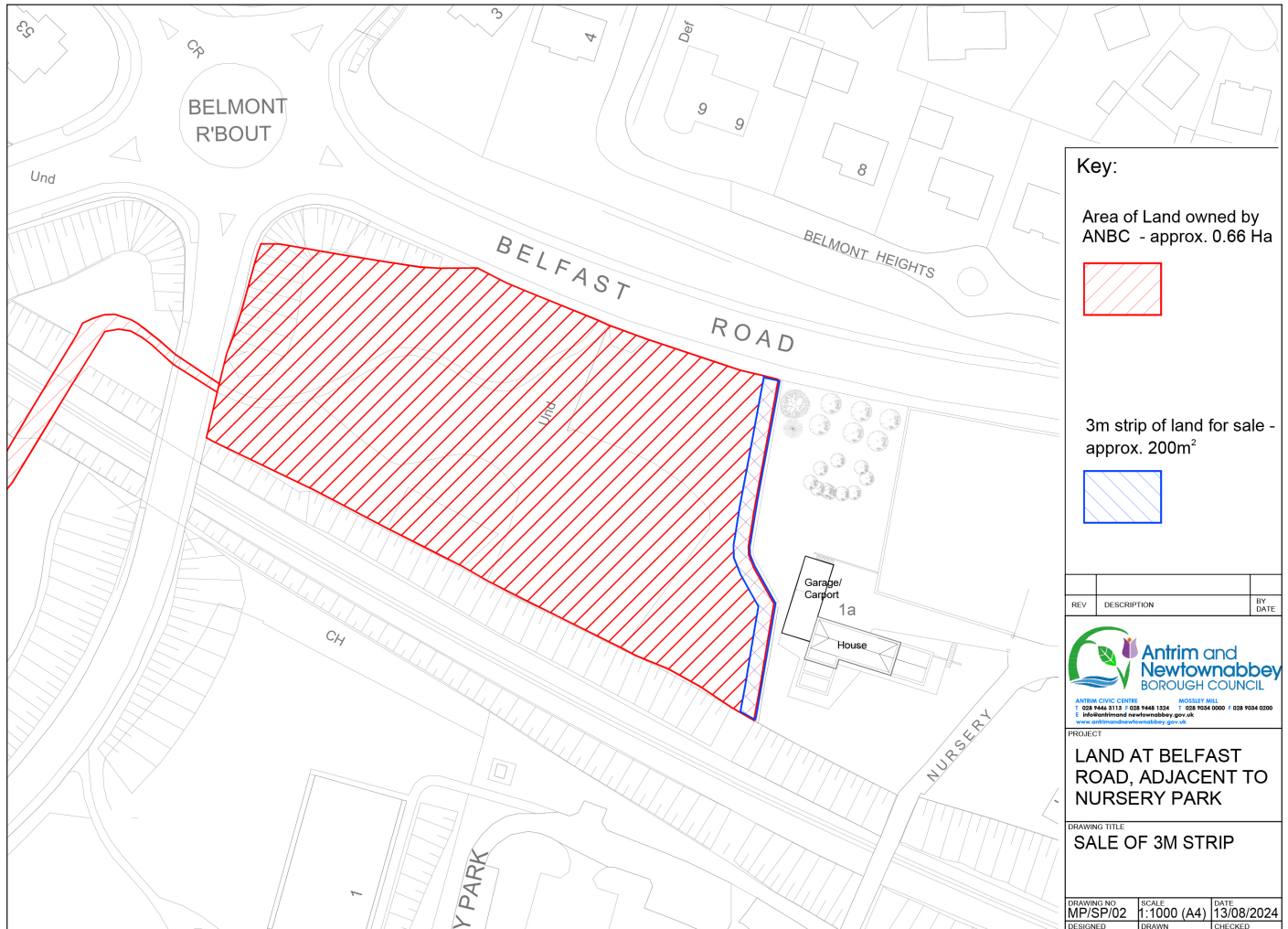
All prices, rentals and outgoings are quoted exclusive of VAT.

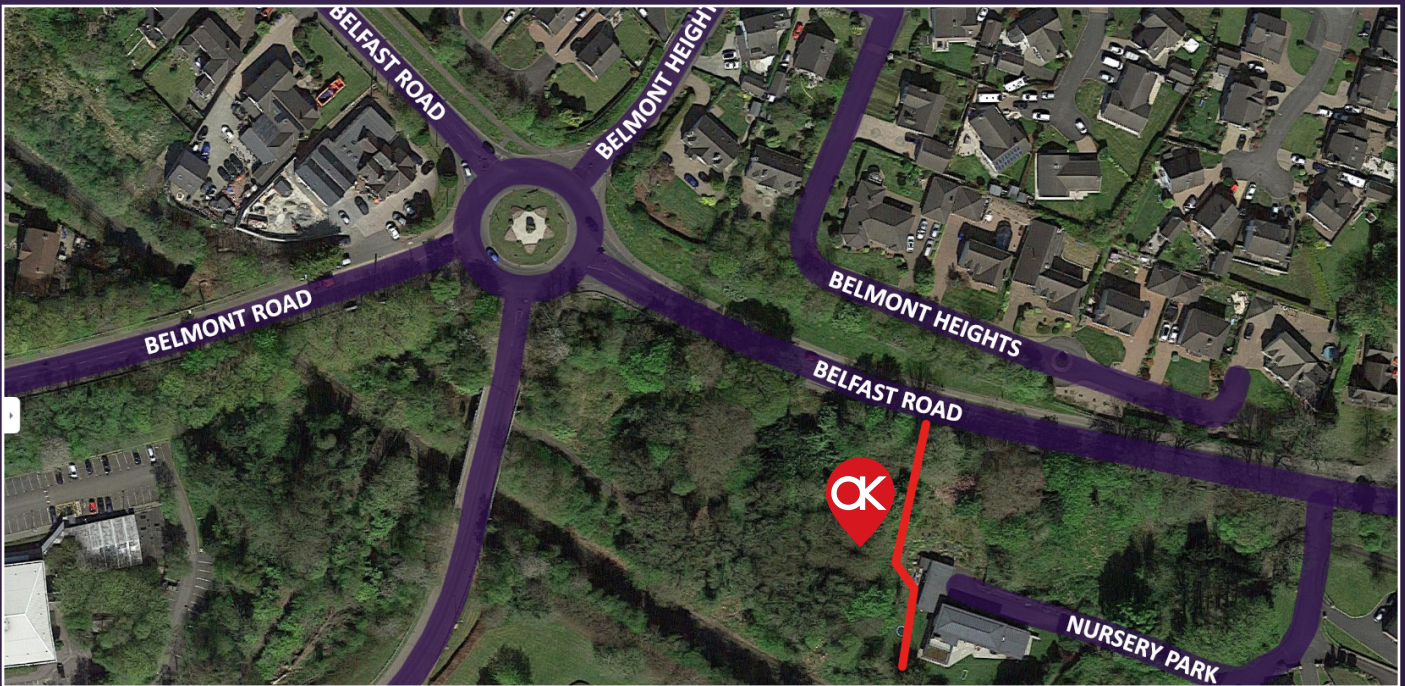
Price

Offers in excess of £8,000 exclusive.

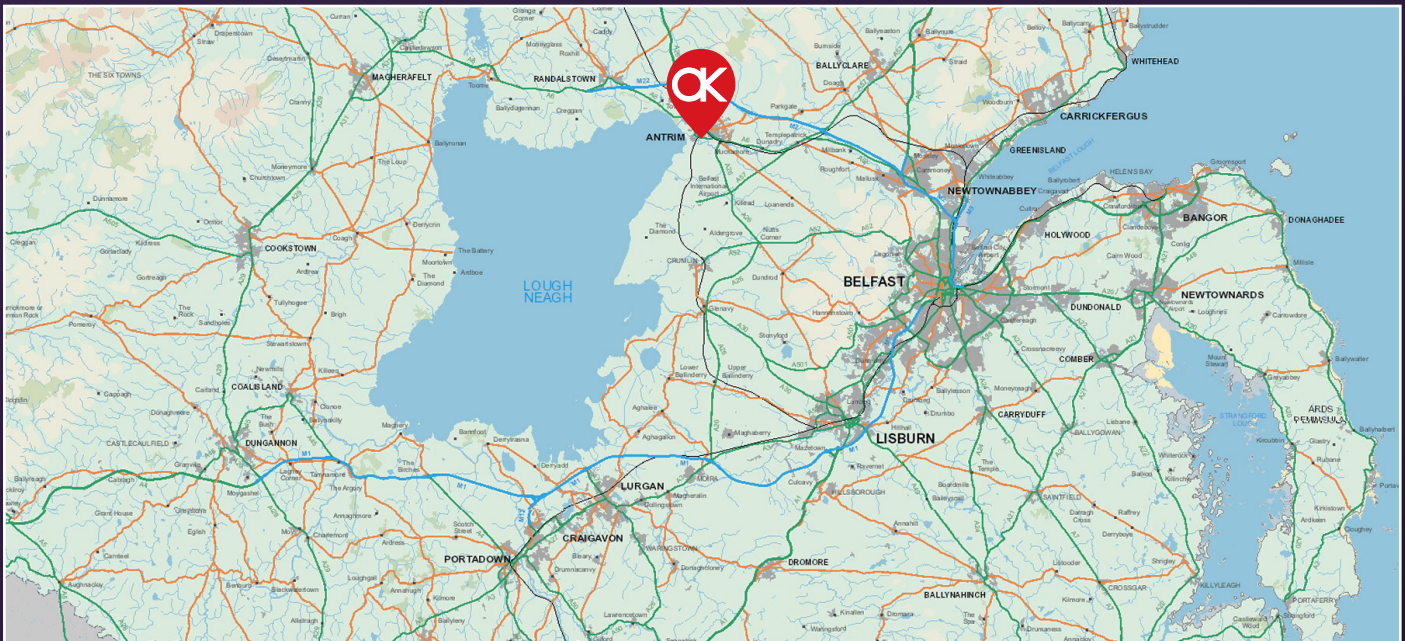


Note - Blue denotes area available for sale.





FOR IDENTIFICATION PURPOSES ONLY



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.