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NUTTS CORNER ROUNDABOUT

FOR IDENTIFICATION PURPOSES ONLY

# FOR SALE

**Potential Development Land at Long Rig Road, Nutts Corner, Crumlin BT29 4SX**

Extending to c. 17 acres (6.9 ha) to include detached house and storage unit

# LOCATION

The lands are located directly fronting Nutts Corner Roundabout between the Belfast Road and Long Rig Road.

Nutts Corner is located approximately 11 miles from Belfast City and convenient to Belfast International Airport and Antrim Town.

Due to its excellent transport links, the immediate area surrounding the Nutts Corner Roundabout has in recent years developed into a local industrial hub, with nearby occupiers including LIDL, Consentino, Conveyortek and Erwin Agri Care.

Additionally both Nutts Corner Commercial Park and Nutts Corner Business Park are within close proximity.

# DESCRIPTION

The lands benefit from extensive frontage onto Nutts Corner Roundabout in addition to both the Belfast Road and Long Rig Road. They comprise an irregular shaped flat site which offers obvious development potential (subject to planning permission).

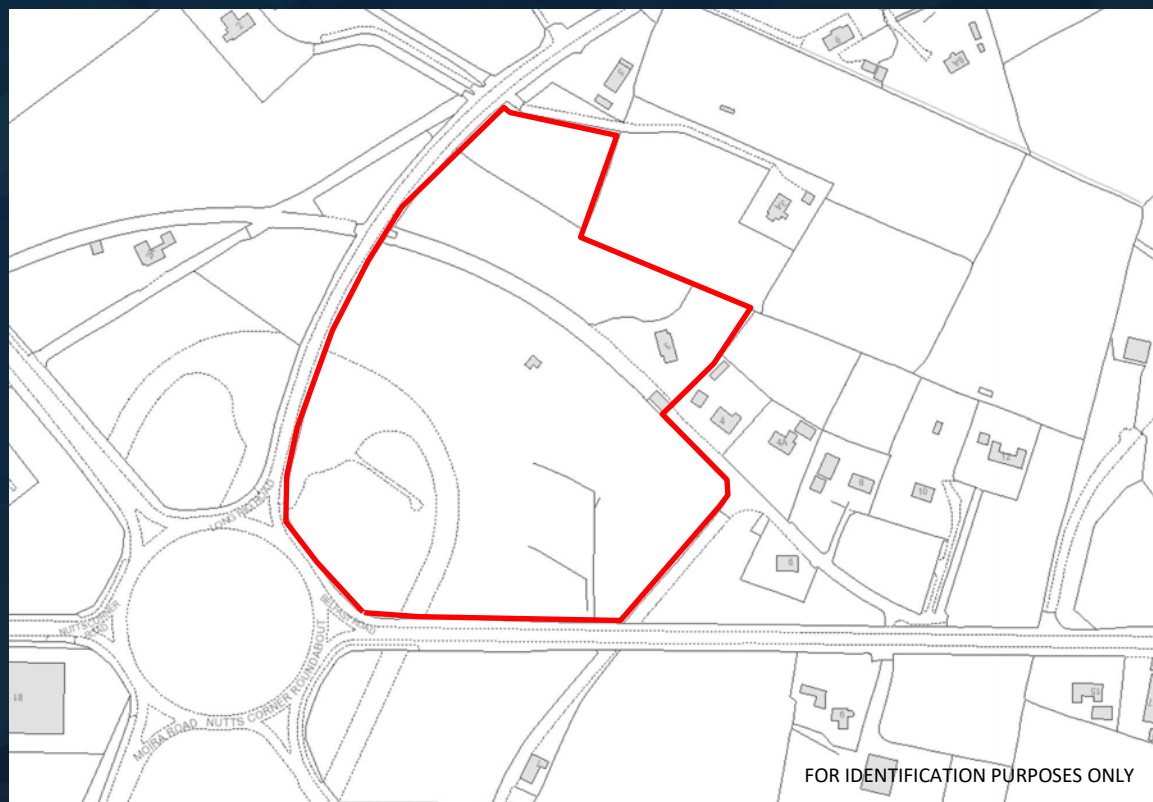
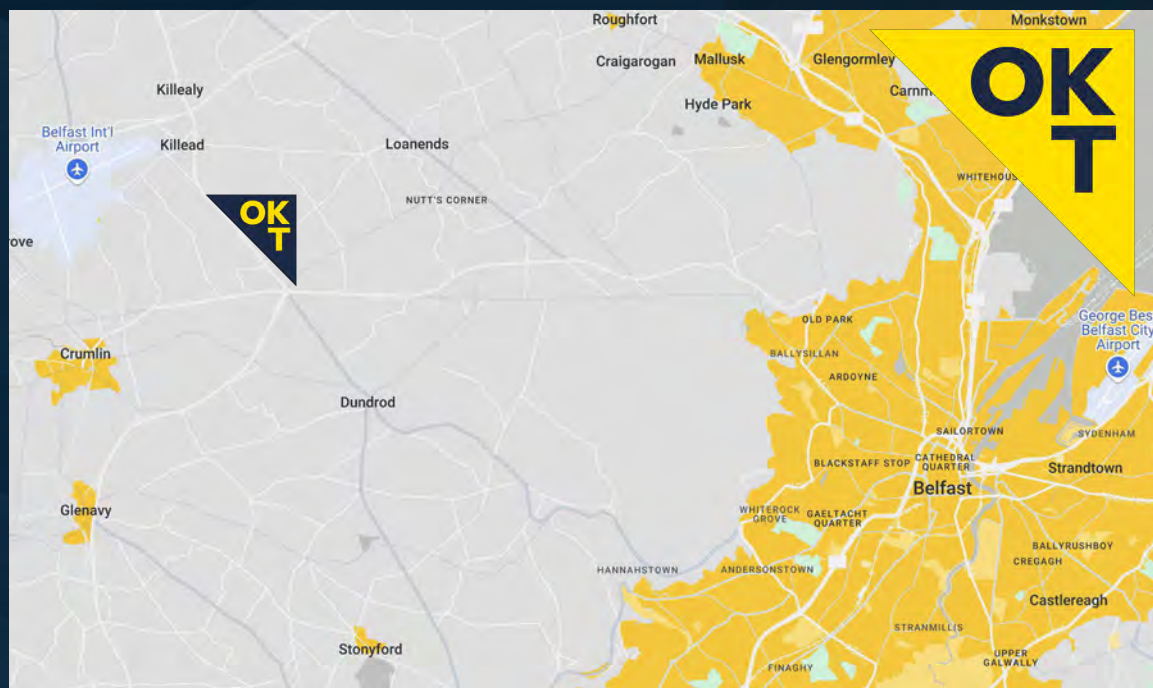
In addition, the holding also includes a large detached dwelling with private gardens plus a stand-alone storage unit.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
House at 3 Long Rig Road	274	2,949
Storage Unit	97.5	1,050

# SITE AREA

The subject extends to c. 17 acres (6.9 ha).



# TENANCY DETAILS

DEMISE: House and Shed at 3 Long Rig Road  
RENT: £15,600 per annum  
TERM: Month to month agreement

In addition the lands are leased on a conacre basis at an annual rent of £1,300.

# SALES DETAILS

PRICE: On Application  
TITLE: Assumed freehold

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.

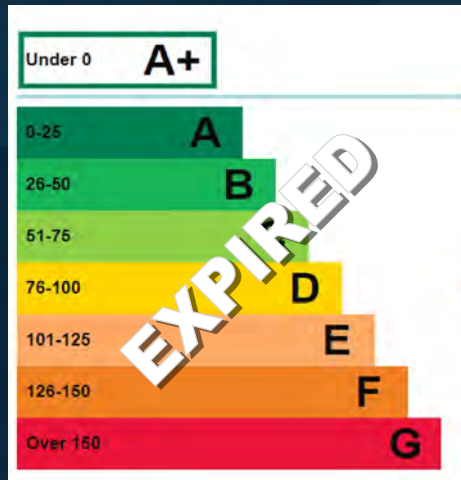
# VAT

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

# NAV (RATES PAYABLE)

CAPITAL VALUE (3 Long Rig Road):  
£255,000

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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 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.



# FURTHER INFORMATION

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