



FOR SALE

2 Killane Road, Ahoghill, Ballymena BT42 1RA

Former Hall extending to c. 5,264 sq ft (489 sq m) with Expired OPP for Residential Development

LOCATION

Ahoghill is small town situated c. 4 miles west of Ballymena, c. 14 miles north of Antrim and c. 25 miles north west of Belfast. The area is well served by the Province's main road and rail networks.

The town benefits from a range of amenities including supermarkets, cafés and a pharmacy.

The subject property is situated on the Killane Road close to the centre of the town.

DESCRIPTION

The subject property comprises a single-storey hall of traditional stone construction dating to the 19th Century. Internally the property is laid out to provide an open plan hall with WC facilities housed in a rear extension.

Externally there is forecourt parking to the front and a carpark to the side of the property which is laid in tarmacadam.

The property would be suitable for a variety of alternative uses, subject to any necessary planning consents.

The site extends to c. 0.3 Acres.

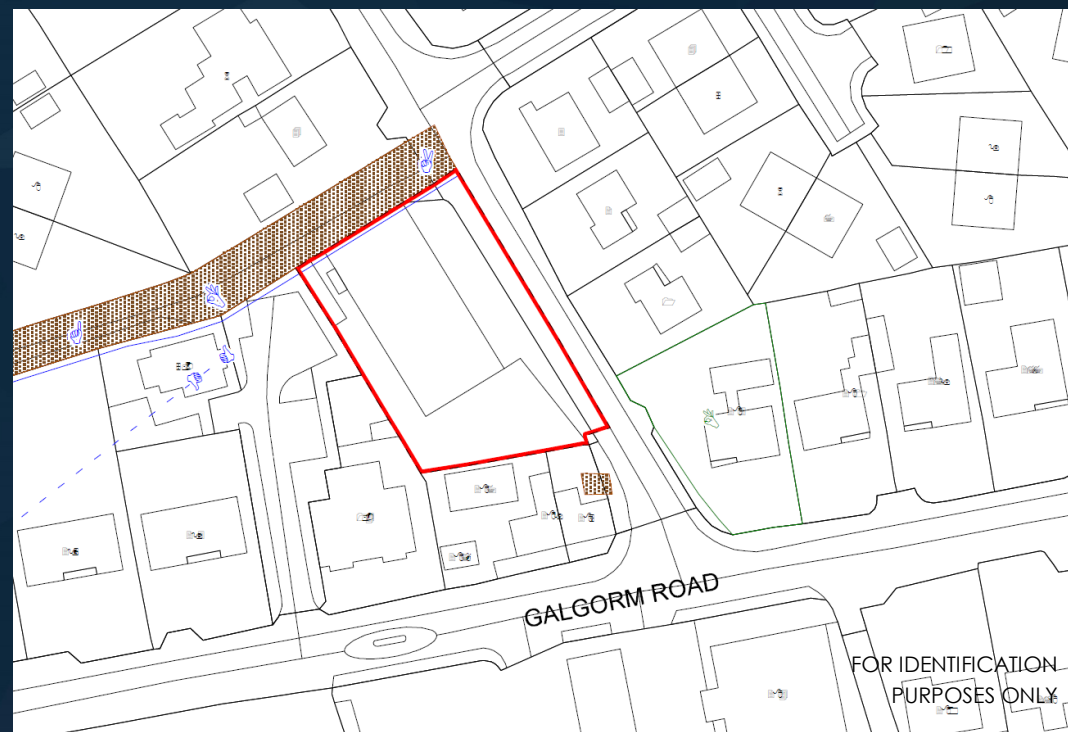
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Hall	489	5,264
Amenity Block	31	334
TOTAL ACCOMMODATION	520	5,597

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/uksi/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.

REF: 10268



PLANNING

The subject property has expired outline planning permission for residential redevelopment granted in March 2022 (LA02/2022/0059/O).

SALES DETAILS

PRICE: Offers over £100,000
TITLE: Freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

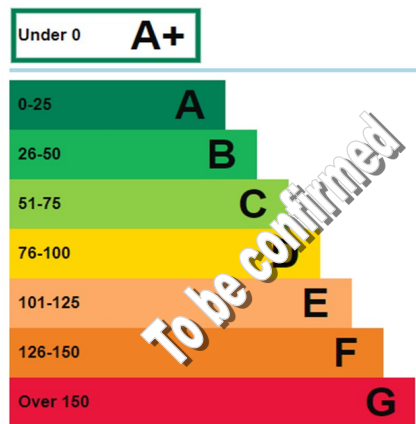
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £12,100

Estimated rates payable in accordance with LPS Website:
£8,425.81

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

JAMES CHRISTIE

james.christie@okt.co.uk

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

