



FOR SALE

Farmland, Farmyard and Building Site with Full Planning Permission for Detached House

16 Barnish Road, Ballymena, BT42 3PA



OKT
O'CONNOR KENNEDY TURTLE

LOCATION / DESCRIPTION

Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000. The town is located c. 25 miles north west of Belfast, 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject enjoys a pleasant rural location approximately 5 miles from Ballymena just off the main Ballymena to Doagh Road, being convenient not only to the town of Ballymena but the neighbouring settlements of Antrim, Ballyclare and Newtownabbey.

ACCOMMODATION

The property consists of a small holding with two blocks of land, a farmyard previously utilised for egg production and pork production and an elevated building site with full planning permission for a detached home of c. 2,070 sq ft.

LOT 1: Farmland adjoining Barnish Road – 2.7 Acres (1.11 Hectares)

LOT 2: Building Site with planning consent for 2 storey detached house and detached double garage. Planning Ref: LA03/2021/0022/F (Further details including floor plans available on request.

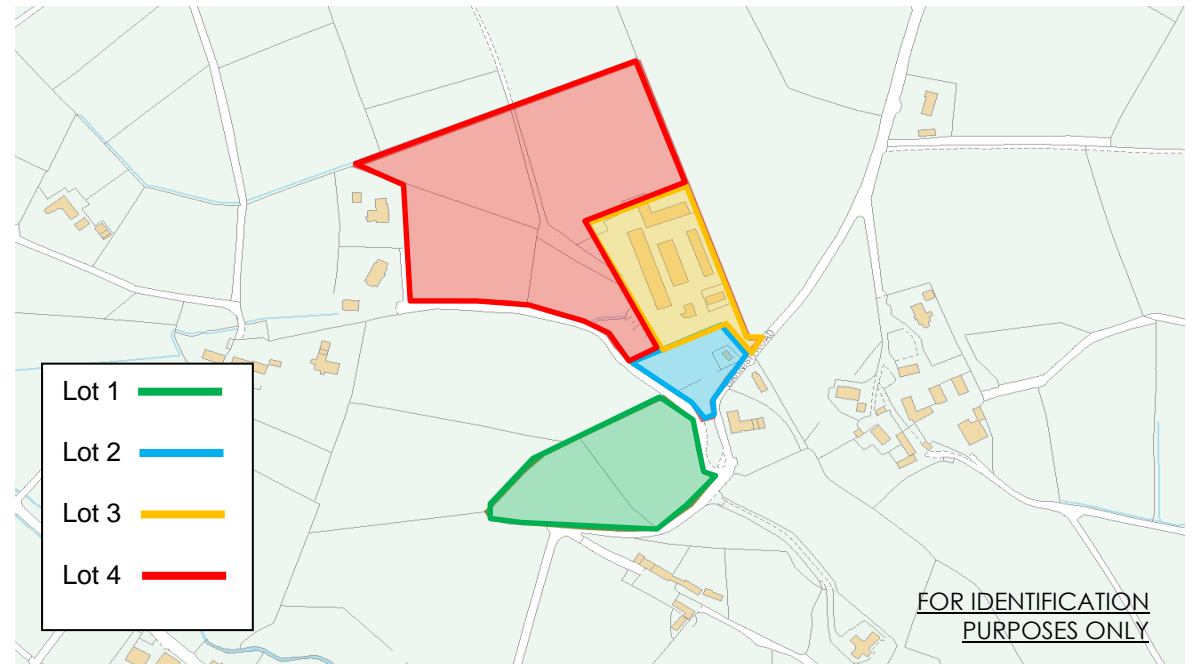
LOT 3

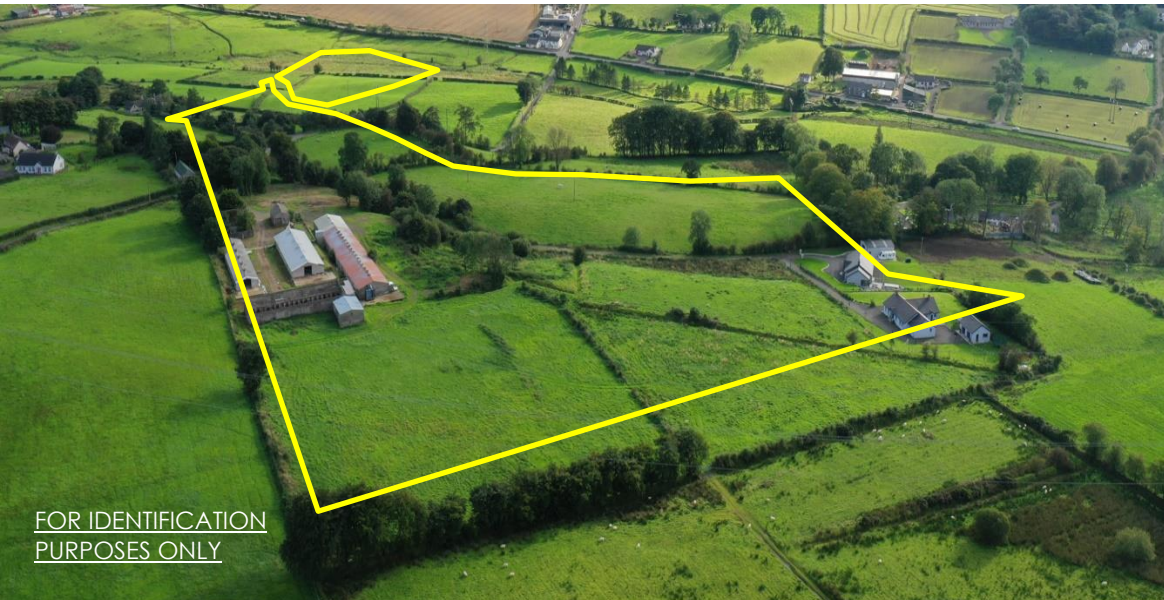
Egg Production shed 1:	120 ft x 23.5 ft
Egg Production shed 2:	108 ft x 37 ft
Egg Production shed 3:	227 ft x 35 ft
Piggery Fattening Pens:	90 ft x 32 ft
Weaning Pens:	67 ft x 11.6 ft

Amenity Block comprising office, garage, bathroom & WC

LOT 4: Farmlands to the rear of farmyard - 8.1 Acres (3.3 Hectares)

Note: Subject to obtaining planning consent the farm buildings may be suited to non-agricultural use such as storage or light manufacturing





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.

SALES DETAILS

PRICE: Lot 1 – Offers in the region of £30,000
Lot 2 – Offers in the region of £75,000
Lot 3 – Offers in the region of £125,000
Lot 4 – Offers in the region of £80,000

TITLE: Assumed freehold

VAT

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

FURTHER DETAILS



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Our Ref BFT/EC/9147

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.