



**OK  
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**FOR SALE**

C. 0.6 acre commercial yard and dwelling with redevelopment potential

**69 Ahoghill Road  
Randalstown  
Antrim  
BT41 3DG**

028 9024 8181

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# LOCATION

Randalstown is a small town in County Antrim being located adjacent to the M22 Motorway. Randalstown serves as a popular commuter town for both the larger neighbouring towns of Ballymena and Antrim and also Greater Belfast which is some 30 minutes via the M2 Motorway.

The subject itself is located c. 0.7 miles north of Randalstown and c. 8.7 miles south of Ballymena. The surrounding area is predominantly residential, the subject offers a rare opportunity to acquire a mixed use site within the limit of development.

# DESCRIPTION

Home to a long established family construction and contracting business the commercial yard extends to c. 0.6 acres and has a range of workshops, stores and separate office building. The yard is gated, laid in concrete and serviced by 3 phase electric.

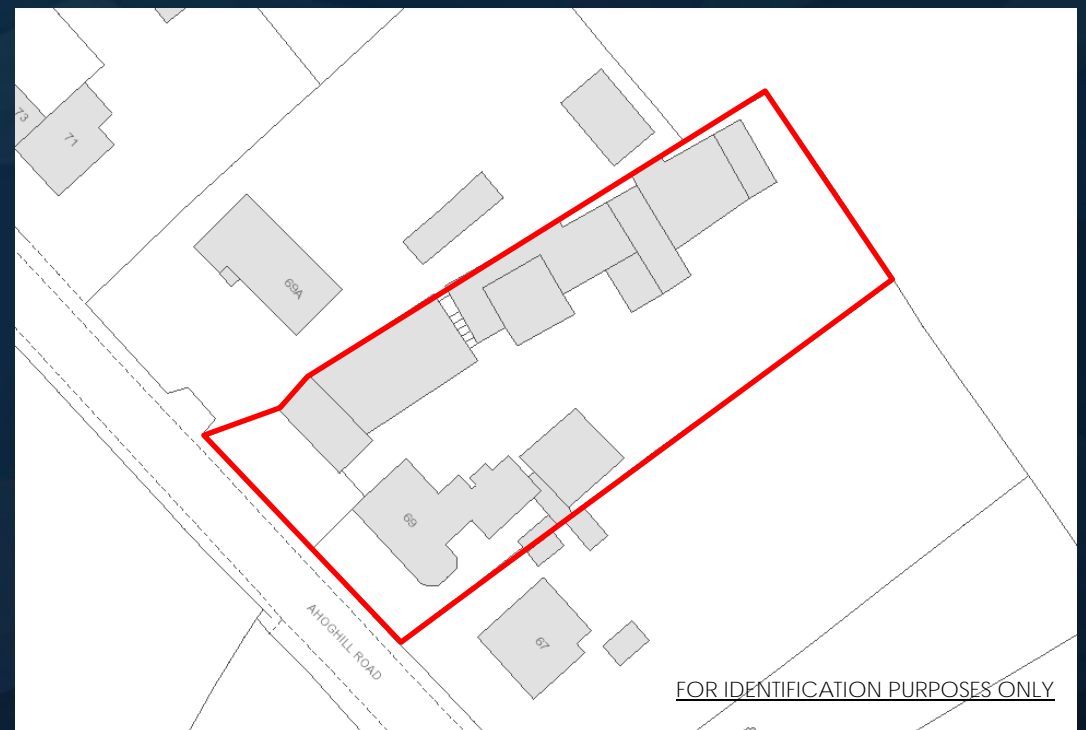
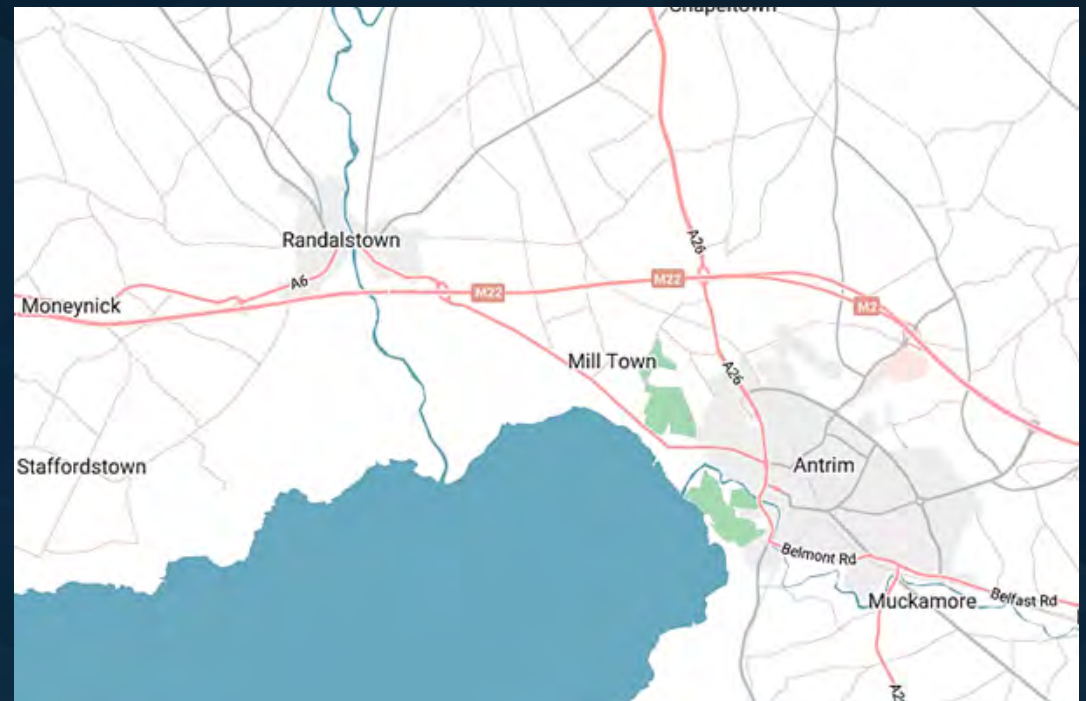
Also within the yard there is a 4 bed detached family home with mature gardens and separate garage. Accommodation comprises ground floor utility room, kitchen, dining room, conservatory, 2 no. reception rooms and WC with 4 no. bedrooms and bathroom on the first floor. The property has an oil fired central heating system and a range of external stores.

# PLANNING

The house and yard are zoned within the development limit for Randalstown in the Antrim Area Plan 1984-2001. There are no active planning applications associated with the property however it offers obvious commercial or residential redevelopment opportunities subject to the necessary planning consents.

# SITE AREA

The subject extends to c. 0.6 acres ( c.0.4 ha).



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# ACCOMMODATION

| Description   | Area sq m       | Area sq ft         |
|---|-----------------|--------------------|
| <b>COMMERCIAL YARD</b>  |                 |                    |
| Main Workshop   | 150 sq m        | 1,610 sq ft        |
| Adjoining Raised Store  | 57 sq m         | 616 sq ft          |
| Workshop 2  | 71 sq m         | 762 sq ft          |
| First Floor Store   | 66 sq m         | 705 sq ft          |
| Adjoining Store   | 56 sq m         | 607 sq ft          |
| Store   | 29 sq m         | 310 sq ft          |
| Lean To   | 63 sq m         | 678 sq ft          |
| Garage  | 67 sq m         | 723 sq ft          |
| Open Store 1  | 36 sq m         | 393 sq ft          |
| Open Store 2  | 36 sq m         | 393 sq ft          |
| Open Store 3  | 36 sq m         | 393 sq ft          |
| Store with Lean to  | 43 sq m         | 461 sq ft          |
| <b>Total Area of Commercial Yard</b>                                      | <b>710 sq m</b> | <b>7,651 sq ft</b> |
| <b>OFFICE BUILDING</b>  |                 |                    |
| Office 1  | 10 sq m         | 110 sq ft          |
| Office 2  | 11 sq m         | 114 sq ft          |
| Store   | 4 sq m          | 47 sq ft           |
| <b>Total Area of Office Building</b>                                      | <b>25 sq m</b>  | <b>271 sq ft</b>   |
| <b>DWELLING</b>   |                 |                    |
| <b>Ground Floor</b>   |                 |                    |
| (comprising utility Living room, Dining Room, Kitchen, Conservatory & WC) | 90 sq m         | 969 sq ft          |
| <b>First Floor</b>  | 39 sq m         | 417 sq ft          |
| (comprising 4 No. bedrooms and bathroom)                                  |                 |                    |
| <b>Total Area of Dwelling</b>   | <b>129 sq m</b> | <b>1,386 sq ft</b> |





# SALES DETAILS

PRICE: Offer around £375,000  
 TITLE: We assume the property is held under freehold title  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

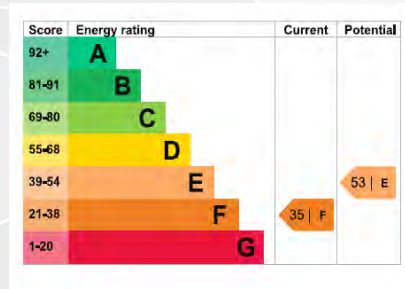
# RATES

We are advised that the current NAV for the yard is £8,100. The commercial rate in the pound for 2022 / 2023 is £0.523981. Estimated commercial rates payable : £4,244.

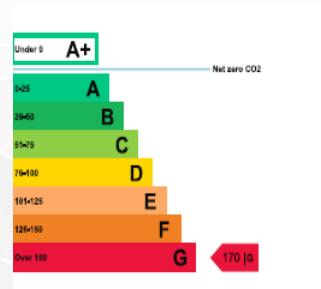
We are advised that the current capital value for the dwelling is £145,000 The domestic rate in the pound for 2022 / 2023 is £0.008292. Estimated domestic rates payable : £1,202.

Please note that all prospective purchasers should make their own enquiries to confirm the rates payable.

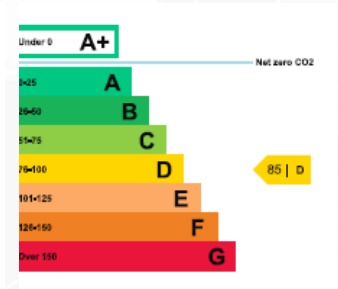
# EPC CERTIFICATE



Dwelling



Office



Warehouse



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## 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.  
 FILE NO: 9148

# CONTACT DETAILS

ALAN MCKINSTRY  
 alan.mckinstry@okt.co.uk

MARK JOHNSTON  
 mark.johnston@okt.co.uk

RACHEL MORRELL  
 rachel.morrell@okt.co.uk

028 9024 8181  
 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.