



FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Development Lands extending to c. 7.1 acres (To include 4 bed detached bungalow, workshop and site with outline consent for a detached dwelling)

7 Belfast Road, Nutts Corner, Crumlin BT29 4TQ



LOCATION

The lands and bungalow are located on the Nutts Corner Roundabout between the Belfast Road and Dundrod Road, which provides transport links to Belfast via the M2 and the south of the Province via the M1.

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

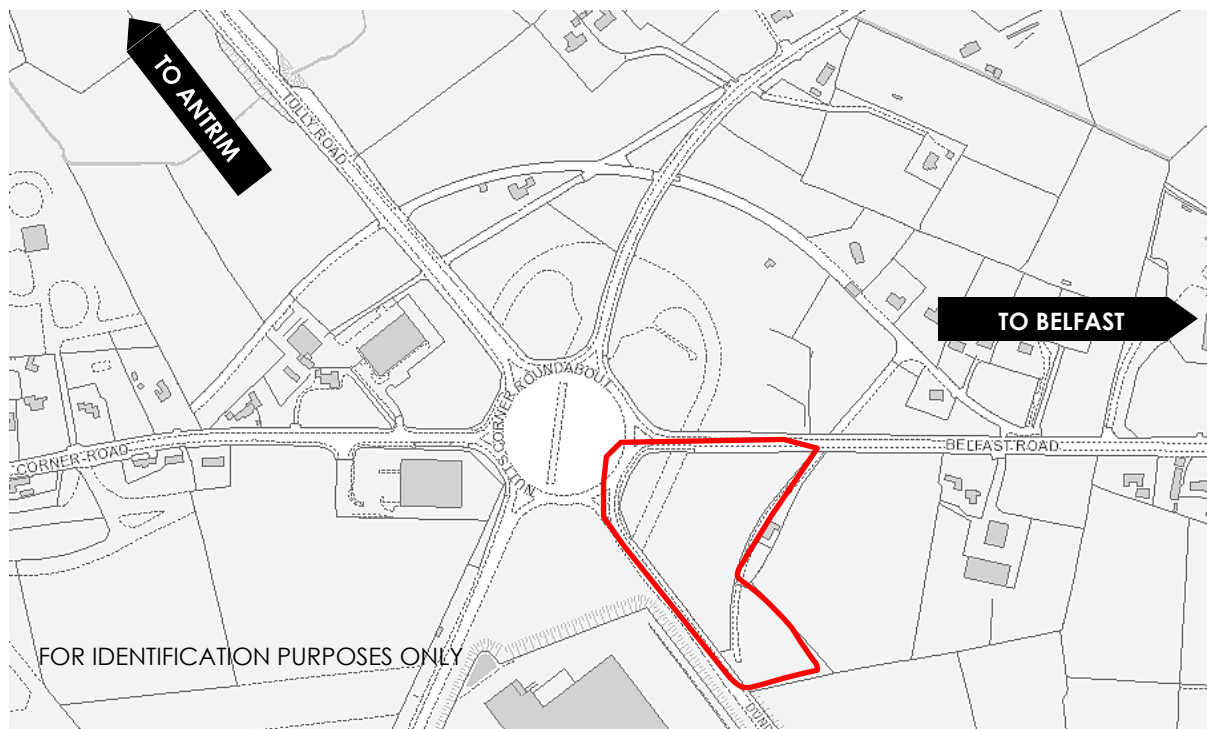
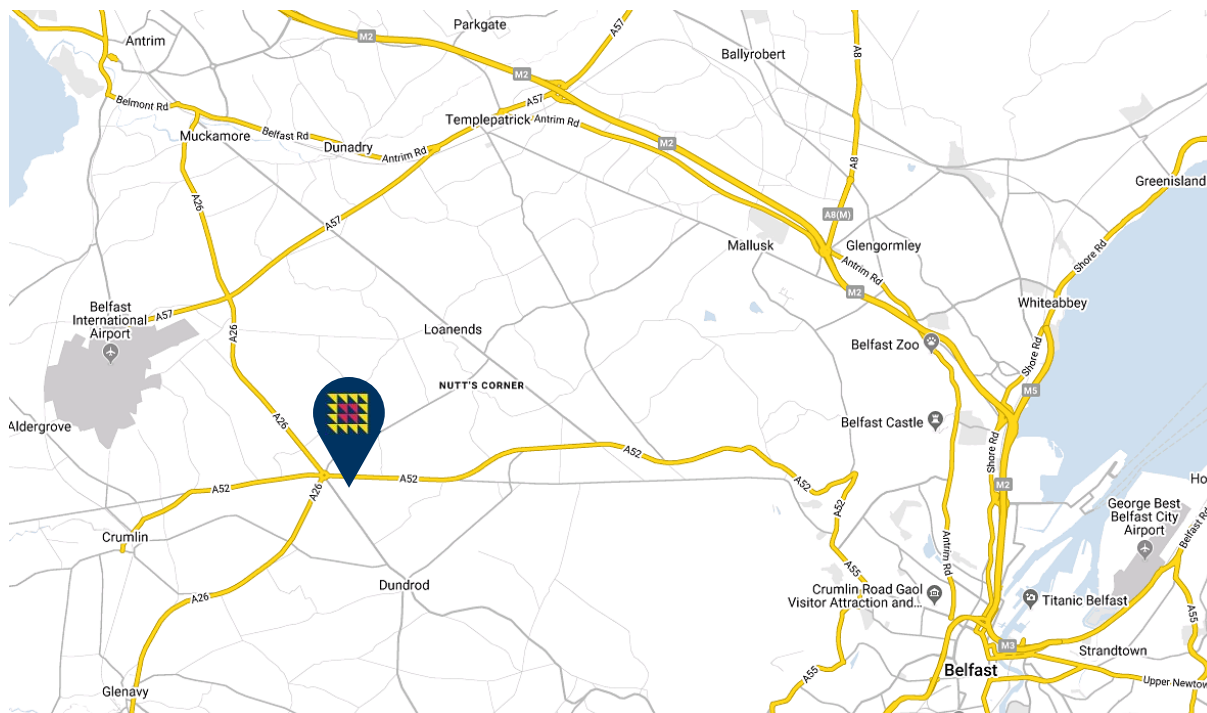
The subject comprises an irregular shaped flat site arranged over 3 No. field divisions and is currently used for agricultural purposes but suitable for industrial / commercial development (subject to any necessary planning consents).

The lands are positioned on the south eastern edge of the Nutts Corner Roundabout and as such benefits from extensive frontage to the Belfast Road and the Dundrod Road.

In addition to the potential development lands, the sale also includes a 4 bedroom detached bungalow, adjoining workshop and development site for a detached dwelling.

The bungalow which is of traditional construction with a pebble dash render finish comprises 4 No. bedrooms, living room, kitchen, utility room, separate WC, family bathroom and attached garage.

A section of the lands fronting the Dundrod Road has the benefit of approved outline planning consent for the erection of a detached dwelling to include a new access point from the Dundrod Road (Planning Ref: LA03/2019/0370/O).



ACCOMMODATION

DESCRIPTION

AREAS

BUNGALOW AT 7 BELFAST ROAD

4 No. bedrooms

Living Room

Kitchen

Utility Room

WC

Bathroom

Attached Garage

Total Area of Bungalow c. 107 sq m (1,155 sq ft)

WORKSHOP

Workshop Area c. 186 sq m (2,000 sq ft)

SITE AREA

The entire holding extends to c. 7.1 acres (2.9 ha).

EPC DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		38 F
1-20	G	8 G	





SALES DETAILS

PRICE: Offers over £800,000

TITLE: Assumed to be held by way of freehold title

VAT

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

FURTHER DETAILS

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Our Ref: AMcK/JP/9058

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.

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