



FOR SALE

Period residence with annex and converted barn.
Benefiting from planning consent for 2 No. retirement cottages

Currysiskan House, 56 Macfin Road, Ballymoney, BT53 6QY

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LOCATION

Strong opportunity to acquire this well connected 'Clachan style' complex with obvious diversification possibilities for owner occupied business interests, or commercial leasing, depending on future owner's plans within this c. 5 acre site.

Situated at the Ballymoney side of "The Old Coleraine Road" via The Loughan, under 10 minutes drive from Ballymoney, Coleraine and the main A26 route with cafés at Drumaheglis Marina and Hanna Boats and the village of Balnamore with a good village shop a short drive away.

Also on the doorstep of the Causeway Coast yet also commanding views of the Sperrins to the West.

DESCRIPTION

In its current configuration, the property provides a base of 6 bedrooms together with 3 reception rooms and the usual core components, with the added benefit of an Annexed Office, Clinic, Meeting Room and the tastefully and lovingly restored and converted stone barn with full facilities suitable for hosting functions such as weddings, public meetings, conferences etc.

The property is situated within a mature garden setting to incorporate fruit trees and shrubs Conversion options for existing businesses or the entrepreneur include Restaurant, Boutique Hotel, Country Practice for private office, Clinic etc. (subject to planning).

N.B. The main house is in need of extensive renovation at this point and redevelopment could of course also be considered.

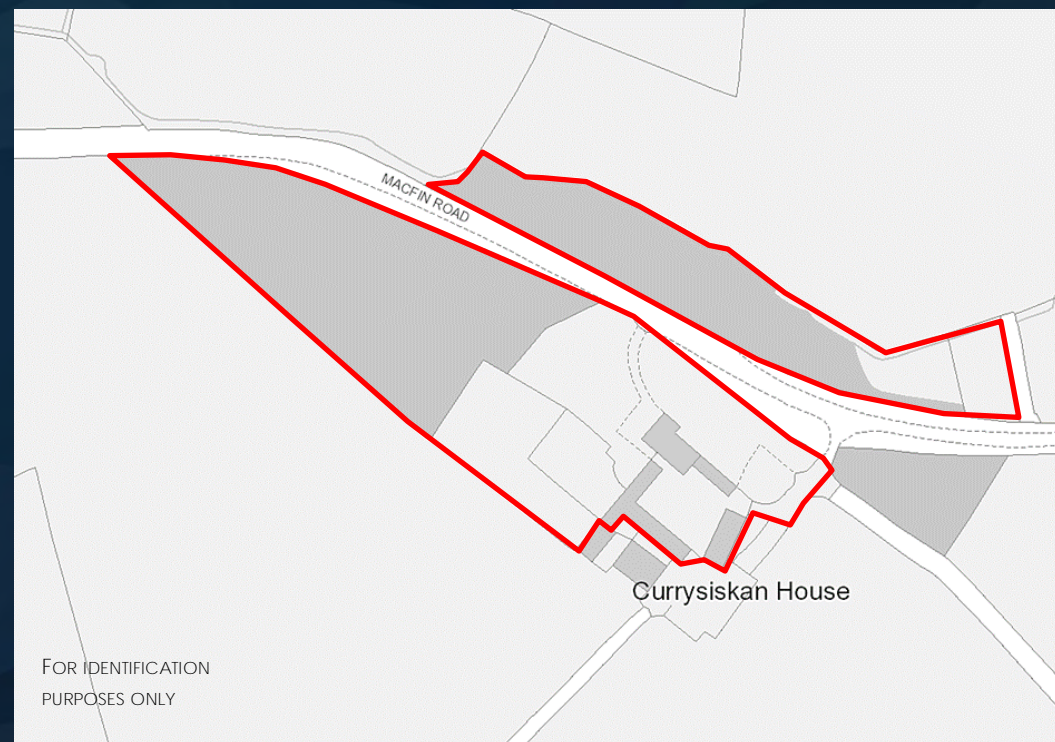
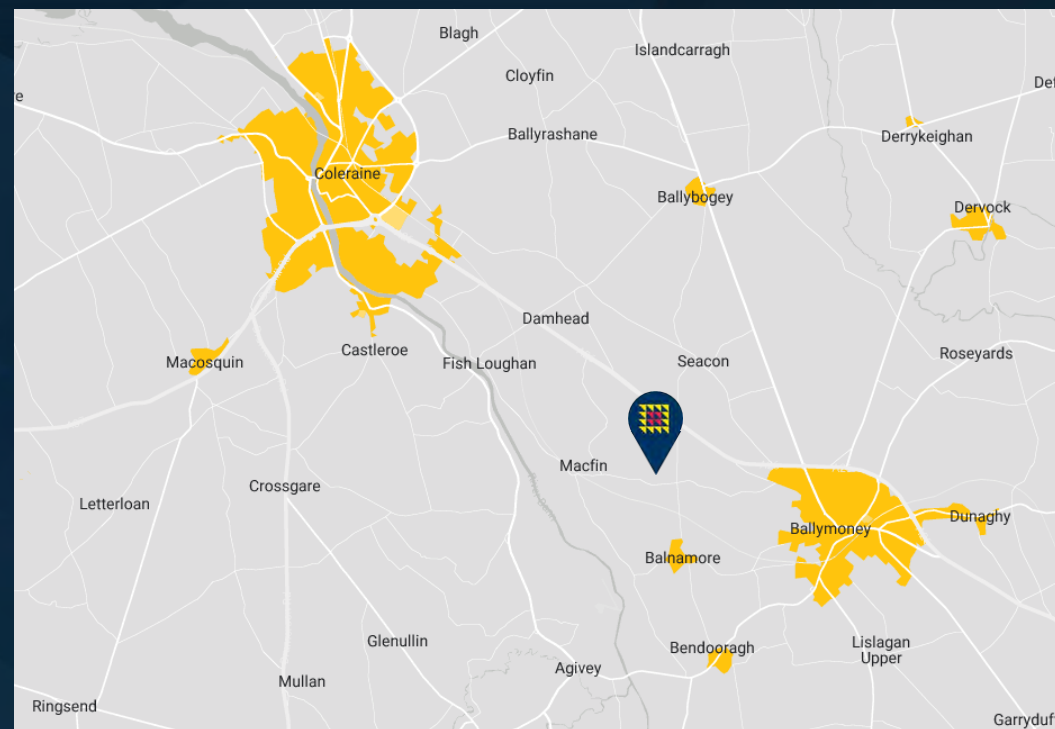
PLANNING

There is currently permission to construct 2 No. retirement cottages and clear potential to extend this to approx. 10 units in total and extend the main house for say a retirement village concept, subject to additional planning

PLANNING REF:	LA01/2020/0753/F
DESCRIPTION:	Retention and refurbishment of existing barn/outbuilding to provide 2 No. retirement cottages
GRANTED:	01 Jun 2022

SITE AREA

c. 5.2 acres (c. 2.1 Hectares)

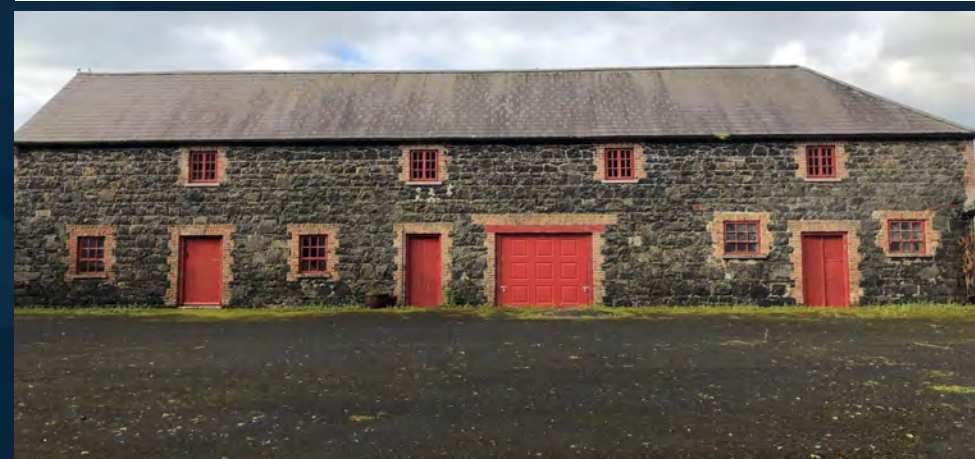


ACCOMMODATION

Description	Area sq m	Area sq ft
MAIN HOUSE		
GROUND FLOOR	214	2,294
FIRST FLOOR	181	1,928
Total Main House Area	395 sq m	4,222 sq ft
BARN		
GROUND FLOOR	60	648
FIRST FLOOR	158	1,689
Total Barn Area	218 sq m	2,337 sq ft

Note: A breakdown of the accommodation is available on request.

Description	Area sq m	Area sq ft
EXTERNAL		
STORE	12	130
GARAGE	33	359
WORKSHOP	45	483
CATTLE HOUSE	93	1,000
DOUBLE GARAGE	41	436



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 OKI. 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 REF C3575



Subject of the Planning Approval



FOR SALE

PERIOD RESIDENCE, ANNEX AND CONVERTED BARN WITH PLANNING CONSENT FOR 2 NO. RETIREMENT COTTAGES

CURRYSISKAN HOUSE
56 MACFIN ROAD
BALLYMONEY
BT53 6QY



SITE PLAN TO ILLUSTRATE PLANNING APPROVAL



FORMER CHURCH BUILDING



SALES DETAILS

PRICE: We are seeking offers over £425,000
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

Capital Value for Rating (No. 56 - Dwelling House): £270,000

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

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		32 F
1-20	G	8 G	



CONTACT DETAILS

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