



FOR IDENTIFICATION PURPOSES ONLY

FOR SALE Zoned Lands Suitable for Development of c. 14 Units Subject to Planning
**Lands at Moyle Road & Market Street, Ballycastle,
BT54 6LB**

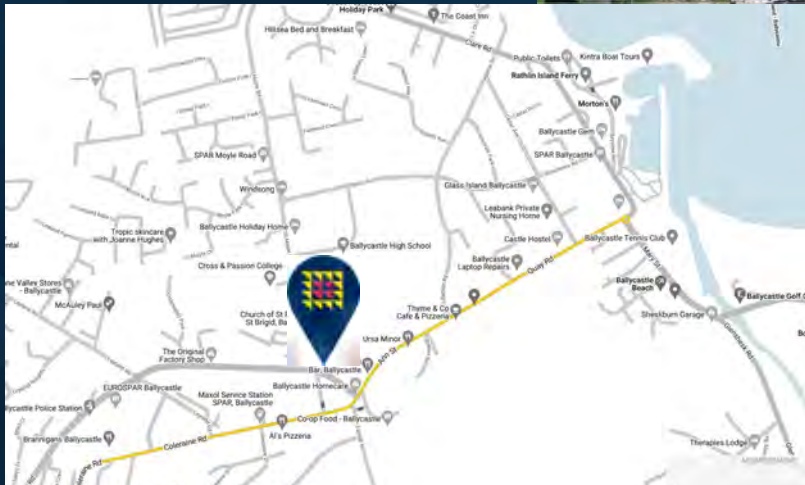
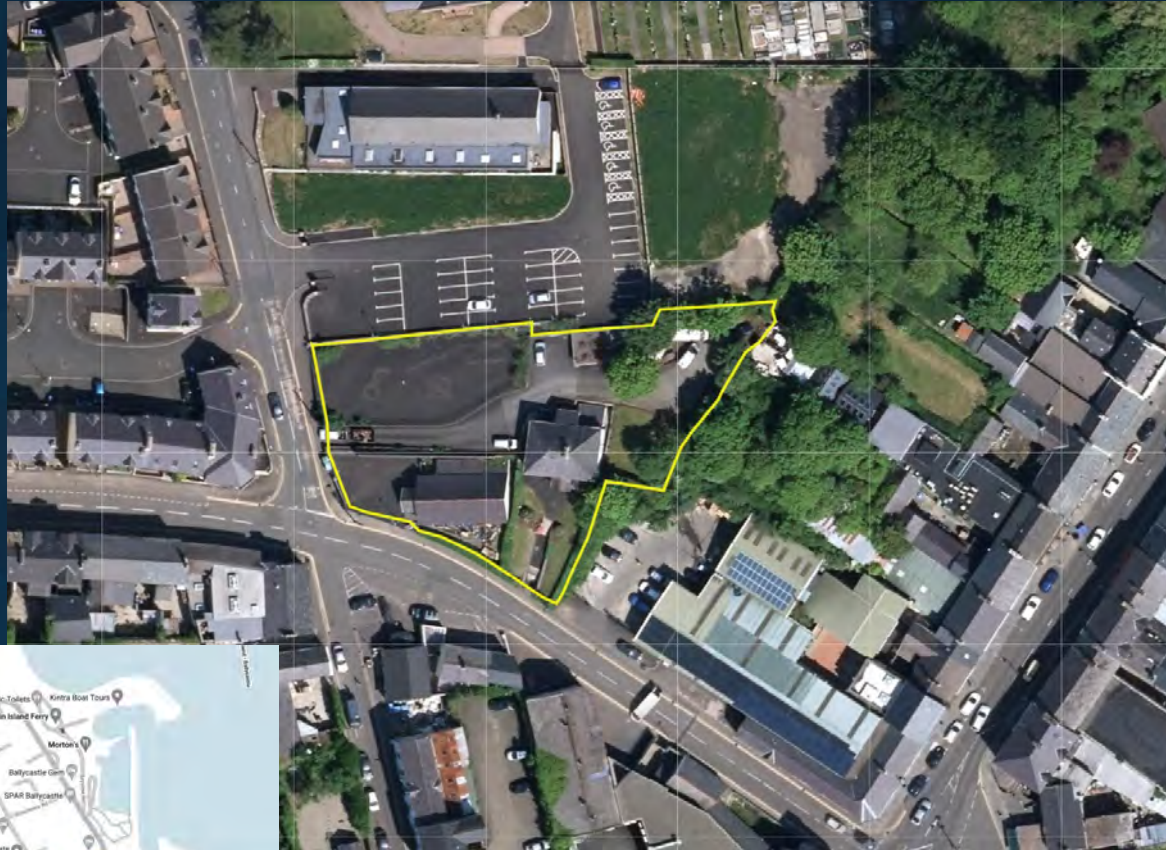


LOCATION

Ballycastle is a popular seaside town on the North Antrim Coast which has once again been named the Best Place To Live in Northern Ireland by The Sunday Times. The town lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty with easy access to the varied attractions of the Glens of Antrim and Causeway Coast. It is well established as a good commuter town and a strong tourist destination with a good range of retail, leisure and recreational facilities.

The subject lands are located with dual frontage onto Moyle Road and Market Street, just outside the Town Centre Retail Core for Ballycastle.

All local amenities are located within close proximity to include all town centre facilities, St Patrick's and St Brigid's church, St Patrick's and St Brigid's Primary School, Ballycastle High School and Cross and Passion College.



C. 18
MILES
TO
COLERAINE

C. 13.5
MILES
TO
GAINTS
CAUSEWAY

C. 56
MILES
TO
BELFAST



5 MINS DRIVE TO
RATHLIN ISLAND
FERRY

PROPERTY SUMMARY

- Centrally Located 0.6 Acre Site
- Suitable for Residential Development Subject to Planning
- Potential for refurbishment and alternative use applications

DESCRIPTION

The subject property extends to c. 0.6 acres and currently comprises the former scout hall and a detached house. The land is located within the Limit of Development for Ballycastle and is suitable for a residential scheme of approximately 14 units subject to planning. An indicative scheme has been prepared for 13 no. apartments and 1 no detached house.

SITE AREA

The site extends to c. 0.6 acres (2,428 M²)



PLANNING (ZONING)

The subject is zoned within the Limit of Development for Ballycastle.

It is also designated within the Ballycastle Conservation Area and an Area of Archaeological Potential.

THIS IS A DRAFT PROPOSAL ONLY AND IS SUBJECT TO
 CONFIRMATION OF OWNERSHIP/TITLE, TOPOGRAPHICAL SURVEY,
 ASSESSMENTS FOR FLOOD RISK / DRAINAGE, ECOLOGY & ARCHAEOLOGY
 AND ALL STATUTORY APPROVALS



- 3no. A - APARTMENT, 730sq.ft., 3 BED
- 5no. B - APARTMENTS, 570sq.ft., 2 BED
- 5no. C - 2 STOREY, MAISONETTE APARTMENT, 1,000sq.ft., 3 BED
- 1no. D - 2 STOREY, DETACHED, 1,100sq.ft., 3 BED

PARKING CALCULATION

SITE	DWELLING	PARKING REQUIREMENT	PARKING PROVISION	BALANCE
1-3	3no. 3-BED APARTMENTS	5.25 (UNASSIGNED)	23no. SPACES (UNASSIGNED)	1.5
4-13	5no. 2-BED APARTMENTS 5no. 3-BED APARTMENTS	7.5 (UNASSIGNED) 8.75 (UNASSIGNED)		
14	1no. 3-BED DETACHED	2.75	2no. SPACES IN-COURTYARD	-0.75
18no. DWELLINGS		24.25 (25)	25	0.75



Indicative Scheme

Not to Scale for Indicative Purposes Only



SALES DETAILS

PRICE

We are seeking offers over £300,000

TITLE

We assume the property is held under freehold title. We understand there is a right of way over the site to the adjacent property .

VAT

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

VIEWINGS

Please contact the joint agents to arrange internal inspection.

Customer Due Diligence:

As businesses 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/ P J McIlroy. 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.



CONTACT DETAILS

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