

FOR IDENTIFICATION PURPOSES ONLY

FOR SALE Development Site with Full Planning Permission for Detached Home and Garage, extending to c. 0.5 acres

Long Rig Road, Nutts Corner, Crumlin BT29 4SX



LOCATION

The subject site is located on Long Rig Road, Crumlin, in close proximity to Nutts Corner Roundabout which provides transport links to Belfast and the North Coast 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.

DESCRIPTION

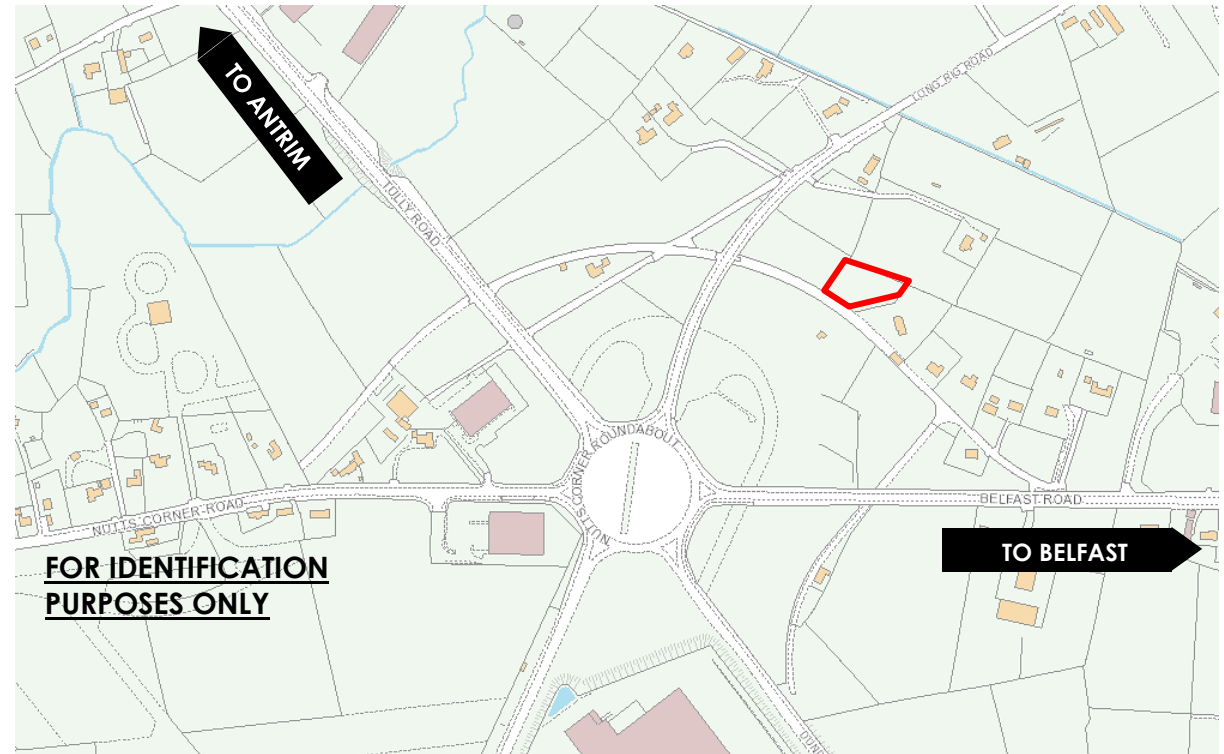
The subject comprises a development site extending to 0.5 acres and benefits from full planning permission for a substantial dwelling and detached garage.

SITE AREA

The subject site extends to c. 0.5 acres (0.20 ha).

PLANNING

The subject site has full planning permission for the erection of a detached dwelling and detached garage, Planning Reference: LA03/2019/0420/F.





Proposed Front Elevation



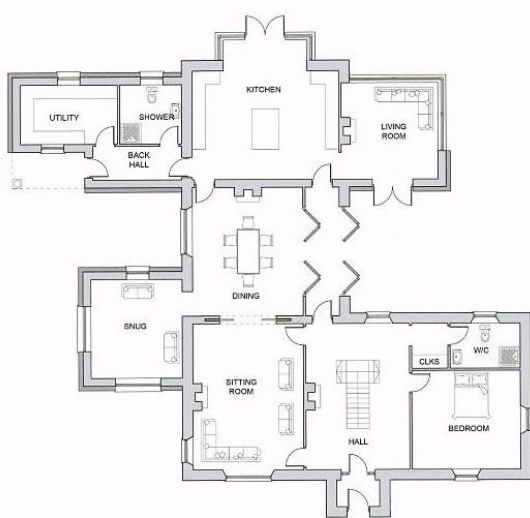
Proposed Rear Elevation



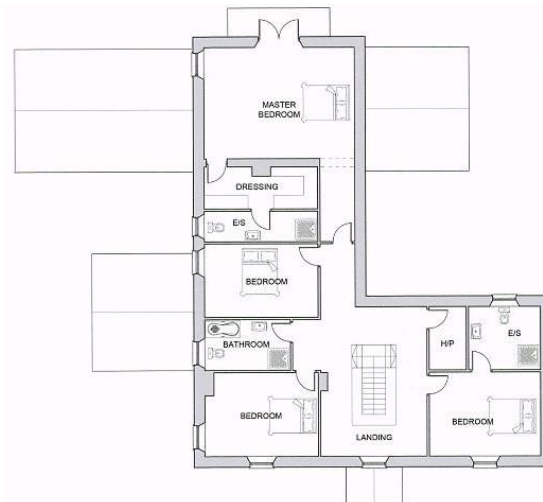
Proposed Side Elevation



Proposed Side Elevation



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Proposed House and Garage

SALES DETAILS

PRICE: Offers in the region of £100,000
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: MJ/JP/8685

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.

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.