



FOR IDENTIFICATION PURPOSES

**FOR SALE** Residential Development Land extending to c. 4 acres (1.62 ha)

**Old Cullybackey Road, Cullybackey, Ballymena,  
BT43 5PD**

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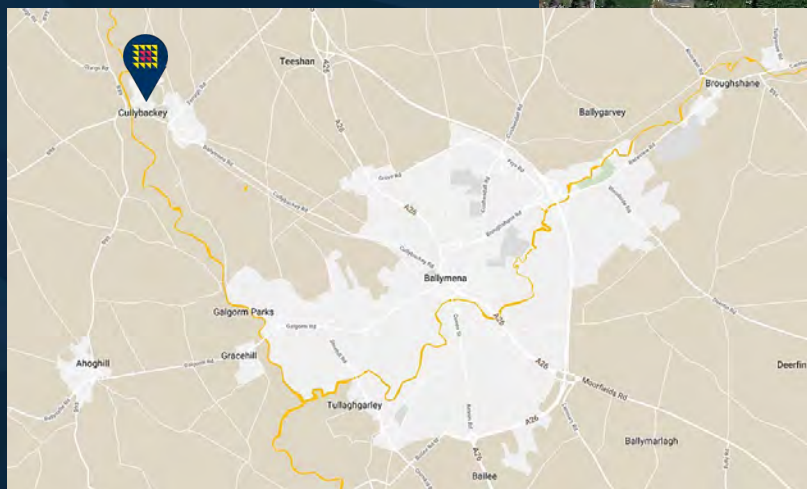
# LOCATION

Cullybackey is a popular village located c. 3 miles from Ballymena, c. 15 miles from Antrim, c. 23 miles from Coleraine and c. 30 miles from Belfast.

The village has a resident population of 2,569 people according to the 2011 Census and benefits from a range of amenities including supermarkets, cafes and a number of independent retailers.

Cullybackey also has a range of academic facilities, with both a primary and secondary school.

Additionally, the village is in close proximity to Galgorm Spa and Golf Resort, which is Northern Ireland's premier luxury hotel.



The subject property is located on the Old Cullybackey Road which is less than half a mile from the centre of the village and just over 2 miles from the A26 junction of the M2 motorway.

**C. 3  
MILES**

TO  
BALLYMENA

**C. 30  
MILES**

TO  
BELFAST CITY  
CENTRE

**C. 2  
MILES**

TO  
M2  
MOTORWAY



30 MINS DRIVE TO  
BELFAST  
INTERNATIONAL  
AIRPORT



# SALES DETAILS

## PRICE

We are seeking offers over £800,000

## TITLE

All queries in relation to the title should be referred to:

Napiers Solicitors

1 – 9 Castle Arcade

High Street

Belfast, BT1 5DF

CONTACT: Denis McKay

## VAT

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

## 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.



FOR IDENTIFICATION PURPOSES ONLY

# CONTACT DETAILS

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File No. 9176

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.