



FOR IDENTIFICATION PURPOSES

FOR SALE

Development Opportunity with Full Planning Permission for 76 Residential Units (c. 6.22 Acre site)

Station Road, Dervock, BT53 8BY

LOCATION

The Village of Dervock is situated some 4 miles north east of Ballymoney and c. 8 miles inland from the famous Giants Causeway and all the other attractions the Causeway Coast has to offer.

The village has a Centra convenience store, Primary School, Health Centre, vehicle service depot and a good range of sporting and community facilities together with several village based churches, country pubs and takeaways.

DESCRIPTION

The subject property comprises a development site extending to c. 6.22 acres with full planning permission (ref D/2011/0088/F) for 76 units, comprising 68 semi detached, 4 detached and 4 terraced townhouse units.

We are advised that Planning permission has been activated and remains live. Buyers are advised to make their own investigations to confirm these matters and any other pertinent issues they determine to be of importance to inform their offer to purchase.



C. 4.0
MILES
TO
BALLYMONEY

C. 9.5
MILES
TO
COLERAINE

C. 8.0
MILES
TO
GAINTS
CAUSEWAY



50 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

SITE AREA

The site extends to c. 6.22 acres (2.52 hectares)



ZONING / PLANNING

The subject has full planning permission ref applications D/2005/0297/F; D/2011/0088/F.

As mentioned with the initial phase as approved now fully developed the material start has been evidenced and the approval remains active going forward.



ACCOMMODATION SCHEDULE

House Type	Description	Size (sq.m)	Size (sq ft)	No of Units	Comments
A	2 Bed + Study Detached	88.29	950	2	Plots 36 & 47
A1	2 Bed + Study Semi-detached	88.29	950	3	Plots 79, 88 & 89
A2	2 Bed + Study Semi - Detached	88.29	950	5	Plots 39, 52, 58, 81 & 86
C	3 Bed Detached	81.78	880	1	Plot 17
D - H	2 Bed + Study Semi- Detached	85.50	920	29	
D1	2 Bed + Study Semi-Detached	106.88	1150	31	
D2	2 Bed + Study Terrace	88.29	950	2	Plots 71 & 72
E	2 Bed + Study Terrace	98.51	1060	2	Plots 73 & 74
G	2 Bed + Study Detached	88.29	950	1	Plot 50
Total	153 Bedrooms	7,219.35	77,680	76	

SALES DETAILS

PRICE

We are seeking offers around £800,000

Solicitor

Thomas Taggart & Sons c/o Stephen Wilson

TITLE

We assume the property is held under freehold title. We understand a small part of the access route is unregistered and will be insured by title indemnity insurance within the sale.

VAT

All prices, outgoing 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/ukxi/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.



CONTACT DETAILS

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