

# Prime Development Site For Sale

## Lands at Ballee Road East, Ballymena



- Prime development land situated on a site of approx. 5.00 acres (2.02ha)
- PP for erection of 60 bed hotel & restaurant, petrol filling station and associated shop, HGV parking and a park & share facility
- Excellent location adjacent to one of Northern Ireland's busiest motorway networks

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## Location

Ballymena is a large town in County Antrim and has a population of 29,467 in the 2011 census. The town lies approximately 27 miles north of Belfast and 50 miles east of Londonderry. The town benefits from excellent road infrastructure being situated on the M2 which links north Belfast to Antrim, and forms most of the main route from Belfast City to Belfast International, whilst the Northern section where the site is located acts as a bypass of Ballymena.

The property is located 2 miles east of Ballymena Town Centre, at the junction of the Larne Road Roundabout. The surrounding area is predominantly industrial as the site is also located adjacent to Pennybridge Industrial Estate with neighbouring occupiers including JP Corry, Scewfix, Ballymena Honda, Curtis Peugeot and Curtis Toyota.

## Description

The subject comprises a mixed use development site of uneven topography which is irregular in shape. Additional existing/proposed site plans and computer generated images can be made available on request. The lands outlined in red are within the planning consent.

## Planning

The site benefits from planning permission for erection of a 60 bed quality budget hotel and restaurant, a park and share facility, petrol filling station and associated shop, HGV parking and associated car parking, landscaping, site and access works. Ref G/2012/0515/F.

## Areas:

Approx. Site Area: 5.00 acres (2.02 ha)

## Sales Details

We are inviting offers in excess of £625,000 (Six Hundred & Twenty Five Thousand Pounds).

## Rates

To be reassessed by the Land and Property Services.

## VAT

All outgoing, prices and rentals quoted are exclusive of but maybe liable to VAT.

## Title

We understand the property is held freehold.

## Services

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Inspections

Strictly by prior appointment with the selling agents.

## Further Information/ Viewings

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