

# 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)
- Excellent location adjacent to one of Northern Ireland's busiest motorway networks
- PP for erection of 60 bed hotel & restaurant, petrol filling station and associated shop, HGV parking and a park & share facility

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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

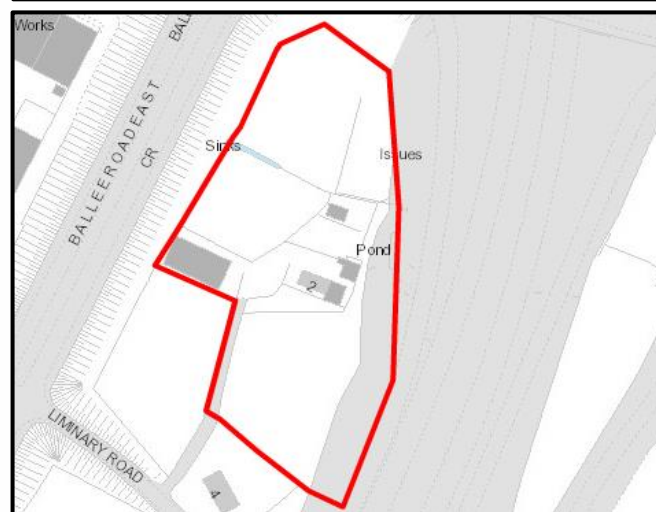
All outgoing, prices and rentals quoted are exclusive of but maybe liable to VAT.

## Title

We understand the property is held freehold.

## Services

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



## Inspections

Strictly by prior appointment with the selling agents.

## Further Information/ Viewings

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