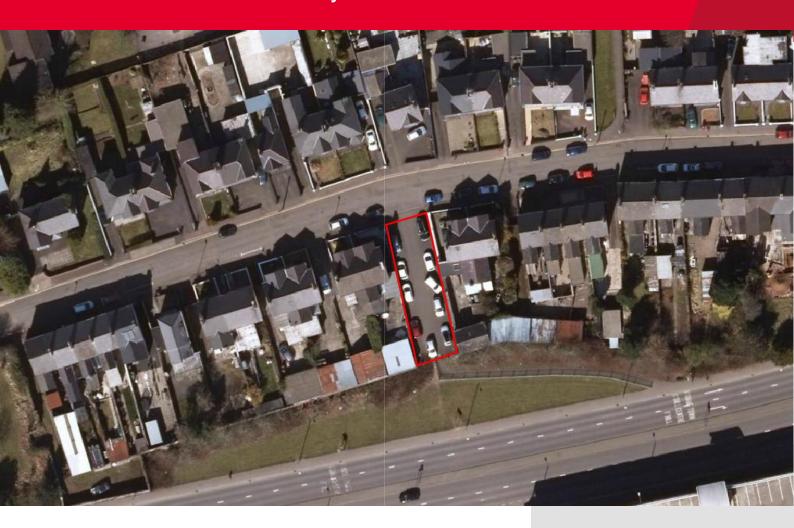


FOR SALE

Land Between 46-52 Market Road, Ballymena



Development Site

Property Highlights

- Extending to approximately 0.07 acres (0.028 hectares).
- Conveniently located close to Ballymena Town Centre.
- · Ideal residential development opportunity.

For more information, please contact:

Thomas Loughlin 028 9023 3455 thomas.loughlin@cushwake-ni.com

Michael Pierce 028 9023 3455 michael.pierce@cushwake-ni.com

cushmanwakefield-ni.com



FOR SALE

Land Between 46-52 Market Road, Ballymena

Location

Ballymena is one of Northern Ireland's leading provincial towns and is the major administrative centre for a large part of Co Antrim. Ballymena is situated approximately 28 miles north east of Belfast and 12 miles north of Antrim. The town has a population of c. 65,000 persons with a further catchment population of c. 150,000 people. Road and rail links from the town to the rest of the province are excellent and it is located close the expanding Belfast International (15 minutes), Belfast City Airport (30 minutes) and the ports of Larne and Belfast (30 minutes)

Description

The subject site is located on the southern side of Parkway and opposite Fairhill Shopping Centre, and extends to approximately 0.07 acres (0.028 hectares).

The site is regular in shape and flat in topography fronting onto Market Road.

Planning

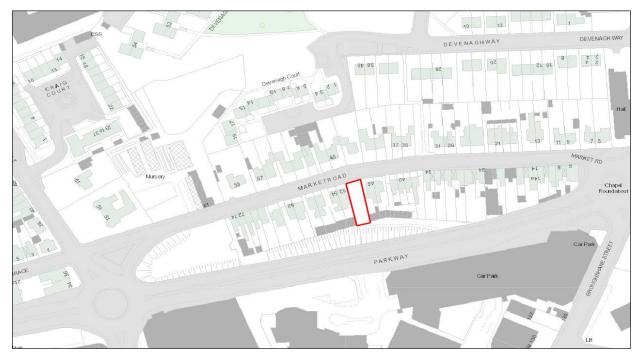
The site is situated within the development limit of the Ballymena Area Plan 1986-2001.

Tenure

Freehold.

Price

Offer sought in the region of £25,000, subject to contract.



McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
(I) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.