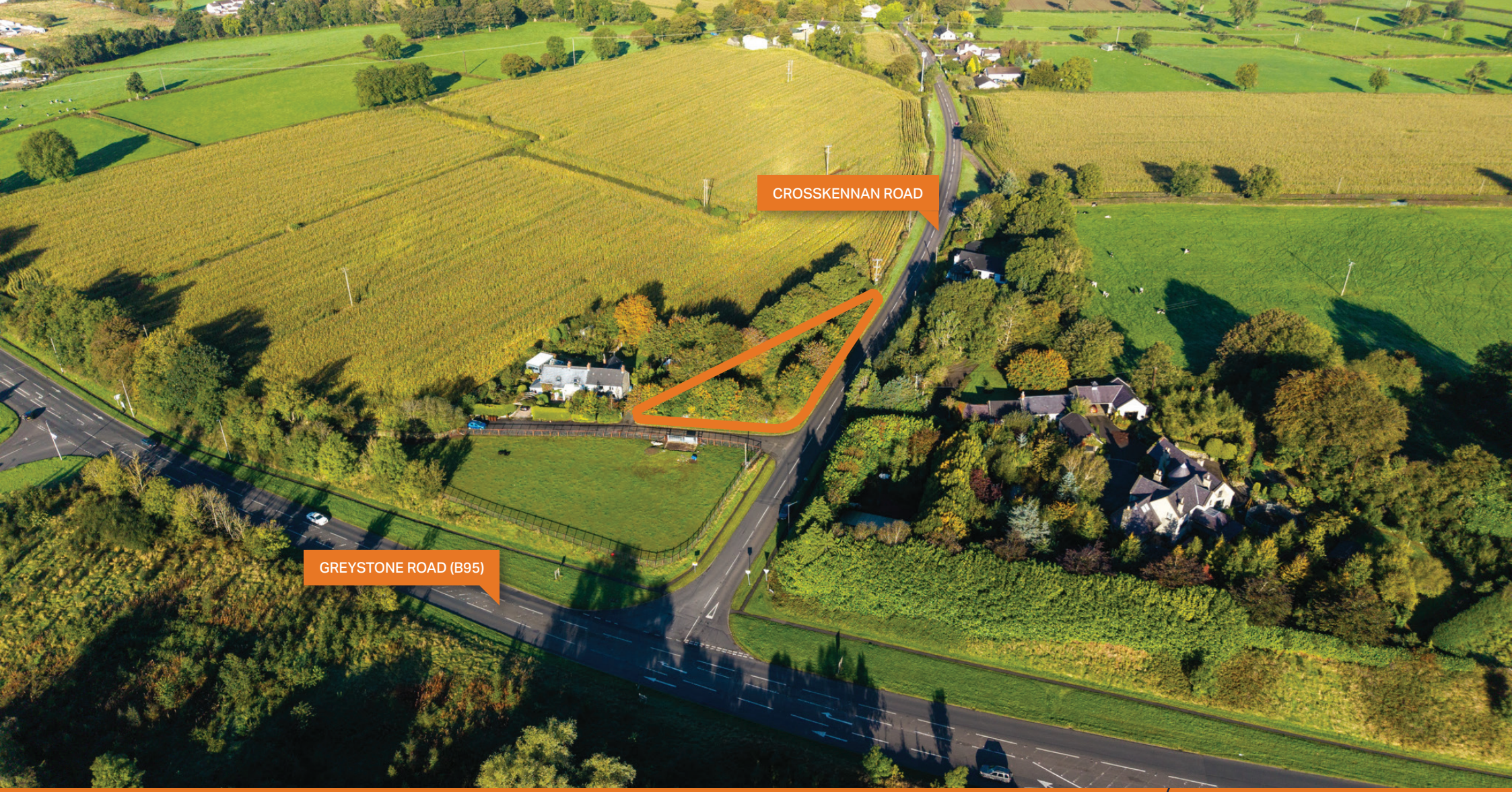


FOR SALE

Land Adjacent to Crosskennan Road, Antrim, BT41 2QJ

LAND OPPORTUNITY EXTENDING TO APPROXIMATELY 0.20 ACRES (0.08 HA)

AMBIT

Commercial Real Estate
From every angle

Property outline for indicative purposes only

AMBIT
Commercial Real Estate
From every angle

Land Adjacent to Crosskennan Road, Antrim, BT41 2QJ

LAND OPPORTUNITY EXTENDING TO APPROXIMATELY 0.20 ACRES (0.08 HA)

Features

- Land parcel extending to approximately 0.20 acres (0.08 ha)
- Frontage to Crosskennan Road and Old Crosskennan Road, close to Greystone Road (B95)
- Rural setting adjoining existing residential property and agricultural land
- Freehold interest for sale
- Unconditional offers sought, subject to contract

Property outline for indicative purposes only

LOCATION

The property is situated on the western side of Crosskennan Road, adjoining Old Crosskennan Road and close to its junction with Greystone Road (B95).

The surrounding area comprises agricultural land and individual residential properties, providing a rural setting within easy reach of Antrim town centre, which is located approximately two miles west, and its range of shops, services and amenities.

The property benefits from convenient access to the wider road network, with Junction 6 of the M2 Motorway a short distance to the east and Belfast International Airport easily accessible to the south.



DESCRIPTION

The property comprises a broadly triangular parcel of land that extends to a total area of approximately 0.20 acres (0.08 ha), with frontage to both Old Crosskennan Road and Crosskennan Road.

An existing timber gate is located along the Old Crosskennan Road frontage, with timber post and rail fencing along both road-facing boundaries.

The site mainly comprises a grassed area, with mature trees and established vegetation along its boundaries. We are not aware of any Tree Preservation Orders affecting the property.

The property is generally level and adjoins residential properties, their associated garden areas and agricultural land to the west.



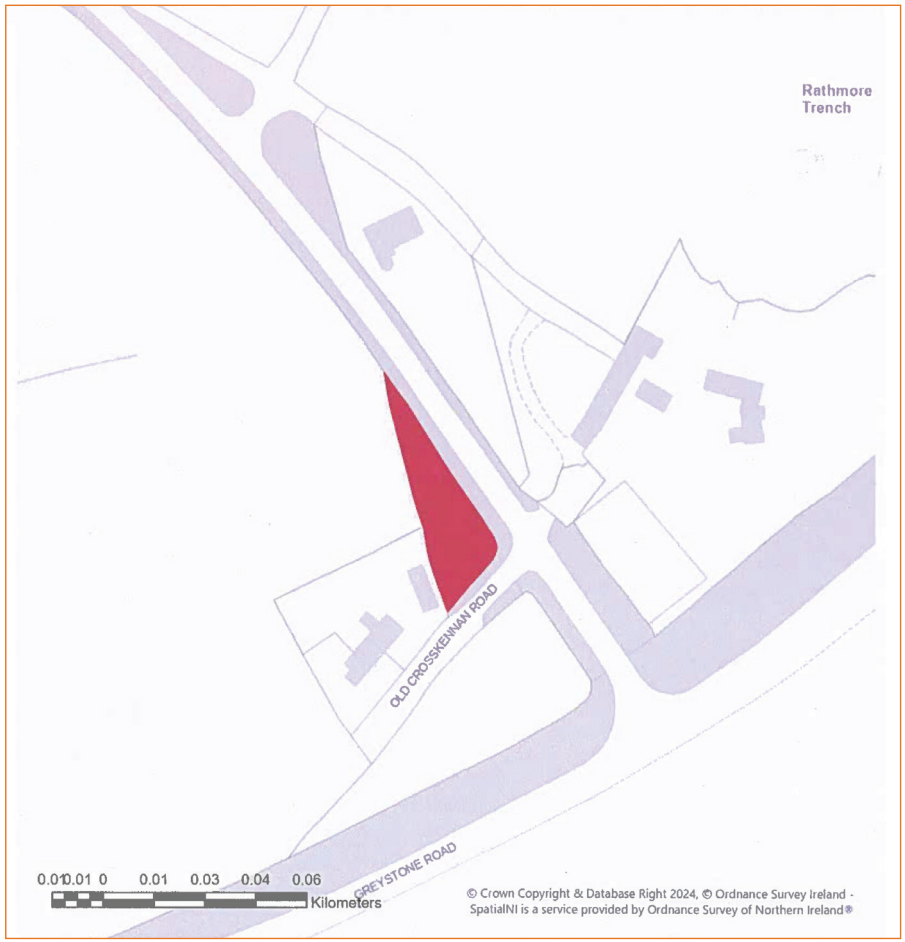
View from Old Crosskennan Road



View from Crosskennan Road



View looking north across property



TITLE

The property is held freehold and forms part of Folio AN20959, as identified on the disposal plan. Copies of the title documentation and maps are available on request.

PROPOSAL

We are instructed to seek offers in excess of £40,000.

Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received.

FURTHER INFORMATION

Further legal and property related information can be made available upon request.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

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 - https://www.legislation.gov.uk/uksi/2017/692/contents. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. 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. **Please Note** The Directors of Ambit CRE 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. **REF 26015**

AMBIT
Commercial Real Estate
From every angle

FOR MORE INFORMATION
George Jolliffe MRICS
+44 (0)28 9050 1501
+44 (0)7718 493197
gjolliffe@ambit-cre.com

AMBIT CRE
3rd Floor, Montgomery House
29-33 Montgomery Street
Belfast BT1 4NX

+44 (0)28 9050 1501
property@ambit-cre.com

VIEWING
Viewing is strictly by appointment with the sole agent Ambit CRE

ambit-cre.com

Regulated by RICS