



**Tenure:**  
Assumed to be freehold

**Viewings and Access:**  
Strictly with prior permission  
with the estate agent.

**Services:**  
Mains water, electricity and  
mains foul located nearby.

## Building Plot, Seacon Road, Ballymoney.



**Offers Over £69,950**

- Excellent opportunity to purchase a residential plot for detached 3 bedroom, 3 reception (or 4 bedroom & 2 reception) one and a half storey dwelling with double car port.
- Sited on an ample 0.3 acre plot with direct access off the Seacon Road.
- Located on the cusp of the town in a highly sought after area just minutes walk from the town centre, local Schools and other local amenities.
- Excellent transport links to the main A26 commuter route which links to the North West, Belfast and the ever popular Causeway Coast.
- Full Planning Permission in place along with mains services located nearby.
- Planning Reference LA01/2016/0606/RM



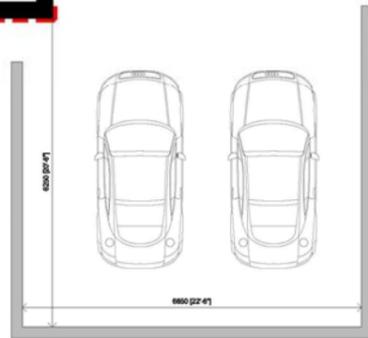
**Contact:**  
Adam Campbell  
NRE 028 70 329 222

**-MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

- 1.The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 2.Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- 3.Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- 4.The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- 5.Any areas, measurements or distances referred to herein are approximate only.
- 6.Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- 7.Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.



Proposed first floor plan:



Proposed ground floor plan:

*Approved Finishes:*

