



85 Tildarg Road, Kells, Ballymena, BT42 3NY

- Small Holding Extending To c.14 Acres
- Agricultural Land Encompassing Private Lake
- Access Via Laneway Off Tildarg Road
- Close Proximity To Surrounding Towns/Villages
- Includes Three Separate Building Sites
- Tranquil And Idyllic Situation
- Rural Views And Setting
- Plans And Maps Available On Request

Offers Over £295,000
EPC Rating



85 Tildarg Road, Ballymena, BT42 3NY



Unique opportunity to purchase a small holding of circa 14 acres of land to include three separate building sites, occupying a tranquil and idyllic situation enjoying rural views, located off the Tildarg Road, Kells, Ballymena. The land and building sites are accessed via a lane way off the Tildarg Road, of which ownership of same is included within the sale. The land benefits from live planning permissions, which offer the opportunity for three detached dwellings to be built on the land, with the rest of the holding made up of agricultural land and a lake.

Please note; this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.



PLANNING PERMISSIONS

LA03/2021/1134/O

c.1.30 acre building site benefiting from outline planning permission for a replacement dwelling and garage with the retention of the existing dwelling as an outbuilding.

LA03/2021/0690/LDP

c.0.90 acre building site benefiting from full planning permission, to include a 'Certificate of Lawfulness of Proposed Use or Development' for dwelling and garage as approved under T/2004/0208/O and T/2007/0723/RM.

LA03/2021/0901/LDP

c.0.70 acre building site benefiting from full planning permission, to include a 'Certificate of Lawfulness of Proposed Use or Development' for dwelling and garage as approved under T/2003/0928/O and T/2006/0775/RM. The formation of a lane way to the site, digging of foundations, laying of concrete, and the construction of a portion of block work has been carried out following the submission of a building control application (AA/2089/0367).

AUCTIONEERS COMMENTS

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final





The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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