

79-81 Galgorm Road, Ballymena, BT42 1AA

For Sale

High Profile Development Opportunity



OKT
O'CONNOR KENNEDY TURTLE

**Lambert
Smith
Hampton**

Location

Ballymena is one of Northern Ireland's largest provincial towns having a resident population of c.29,000 and a district population of c.60,000. The town is located approximately 28 miles from Belfast, 26 miles from Coleraine and c.15 miles from the International Airport.

The subject property is located in a highly prominent location on Galgorm Road c.0.6 miles west of Ballymena Town Centre. Galgorm Road is the most sought after residential location in Ballymena due to its proximity to a number of notable local schools including Ballymena Academy, Cambridge House Grammar School and St Louis Grammar School.

Description

The property comprises a pair of substantial three storey semi-detached houses previously utilised as a guest house, together with a block of two storey mews houses to the rear and a private development site with full planning consent for a detached house. The site has an extensive parking area to the front and side.

Development Opportunity

The semi detached properties were previously in use as a successful guest house benefitting from local demand and the successful wedding and conference business from the local hotels.

There is an opportunity to renovate the semi detached properties for a range of uses including hospitality, healthcare or residential apartments.

The site to the rear benefits from planning permission to develop a 2,000 sq ft family home and the mews dwellings could either be retained as residential investment properties or could be redeveloped for residential use.

There are a range of potential development scenarios for the subject property and this should appeal to a number of potential purchasers.

Schedule of Accommodation

2 No. Semi-Detached Dwellings (Former Guest House)

Ground Floor - Comprising 3 No. lounge areas, dining room / restaurant, 4 bedrooms, kitchen area, preparation area, offices and WC facilities

First Floor - Comprising 9 No. bedrooms

Second Floor - Comprising 8 No. bedrooms

Gross Internal Area **930 sq m** **10,010 sq ft**

4 No. Mews Dwellings

4 no. 1 bedroom mews flats with living/kitchen and bathroom

Gross Internal Area **207 sq m** **2,229 sq ft**

Site with planning consent (for 1 no. proposed dwelling)

Full planning consent has been granted (Ref: G/2014/0366/F) for a two storey chalet style dwelling details of which are available on request from the agent. The proposed dwelling is a 3 bedroom detached family home extending to c. 2,000 sq ft.



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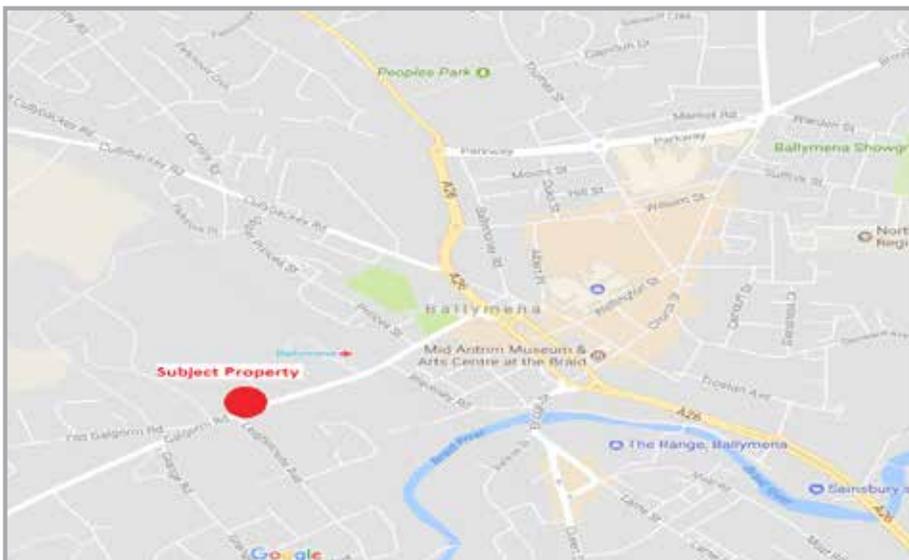








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Energy Performance Certificate

Available on request.

Sales Details

We are seeking offers in the region of £495,000.

Value Added Tax

All prices, outgoings etc are exclusive of, but may be subject to VAT.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

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