

## Dervock

### Apartment 8, Carncullagh Court, Carncullagh Road, County Antrim, Northern Ireland BT53 8AL

#### Tenure

Leasehold. The property will be held on a new lease for a term of 900 years from the date of completion at a ground rent of £200 per annum.

#### Location

The property is situated on the north side of Carncullagh Road, to the east of its junction with Castlecat Road. Local shops and amenities are readily available, with the further facilities of Ballymoney town centre also being accessible approximately 4.7 miles to the south-west. Rail services run from Ballymoney Station and the nearby A26 provides access to the M2 Motorway to the south.

#### Description

The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground and two upper floors beneath a pitched roof.

### A Leasehold Self-Contained Purpose Built Second Floor Flat

#### Accommodation

The property was not internally inspected by Allsop. We are informed by the Seller that the property provides:  
Reception Room/Kitchen, Two Bedrooms, Bathroom

#### To View

The property will be open for viewing Saturday 4th and 11th February between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: CF).

#### Seller's Solicitor

Messrs A & L Goodbody Solicitors (Ref: AG).  
Email: agdonnelly@algoodbody.com

### Vacant Possession



### VACANT – Leasehold Flat

## Katesbridge

### 3C Kates Cottage, 4 Uppertown Road, Ballyroney, Northern Ireland BT32 5NP

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Uppertown Road. Shops and amenities are available in Banbridge town centre approximately 9 miles to the north-west. The further extensive facilities of Lisburn and Newry are accessible approximately 20 miles and 15 miles to the north and south respectively. Communications are provided by the nearby A1 which in turn provides access to the M1 Motorway.

#### Description

The property comprises a semi-detached house (holiday cottage) arranged over ground and first floors beneath a pitched roof. Externally there is shared off-street parking.

### A Freehold Semi-Detached Holiday Cottage

#### Accommodation

The property was not internally inspected by Allsop. The following information is provided by the sellers. We understand the property provides:

**Ground Floor** – Reception Room, Bedroom, Kitchen, Bathroom

**First Floor** – Bedroom with En-suite Shower Room

**Mezzanine Level** - Room

#### Planning

Local Planning Authority: Banbridge County Council.  
Tel: 02840 660600.

The property was part of a planning application (Q/2005/0917/F) for the 'replacement of existing agricultural outbuildings with three self-catering accommodation units'. Please note that this property is classed as a holiday cottage.

#### Seller's Solicitor

Messrs A & L Goodbody Solicitors (Ref: TM)  
Tel: tmclaughlin@algoodbody.com.

### Vacant Possession



#### Viewing

The property will be open for viewing Saturday 4th February between 3.30 – 4.00 p.m. and Saturday 11th February between 4.30 – 5.00 p.m. These are open viewing times with no need to register. (Ref: CF).

### VACANT – Freehold House

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.