



FOR SALE

Former Ballydown Primary School, 170 Castlewellan Road, Banbridge, BT32 3SE

Unique opportunity comprising a former primary school on an elevated site of c. 1.2 Acres

Lisney

Features

- Unique opportunity.
- Existing buildings comprise c. 4,755 sq ft.
- Total site area c. 1.2 acres.
- Potential for other uses, subject to planning permission and all necessary consents.
- Excellent location with beautiful views.

Location

Banbridge benefits from strong road and public transport links. The town is connected to Belfast by the A1 dual carriageway and the M1 motorway, as well as frequent bus and rail services from Europa Buscentre. Banbridge is approximately 28 miles from Belfast International Airport, 30 miles from Belfast City Airport, and 47 miles from the Port of Larne.

Banbridge is a leading retail destination and home to the outlet shopping destination – The Boulevard.

The subject property is located approximately 2 miles East of the town centre along the A50 Castlewellan Road, adjacent to the new Ballydown Primary School.

The property overlooks the River Bann and is surrounded by agricultural land and low density residential on a fantastic elevated site with beautiful views.



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Description

The property comprises a former primary school and currently comprises of 3 activity rooms / classrooms, dining room, kitchen, treatment room, showers, W.C.'s and a number of offices.

Externally there are a number of stores, a boiler room and an oil tank enclosure.

The subject comprises approximately 1.2 acres in total, laid out in a relatively regular shape.

The adjoining lands are currently under grass and paved tarmac with a large car park area to the front and side.

The majority of the site is bound by hedging and fencing to the perimeter with a wall plus metal entrance barrier along the front of the site from the Castlewellan Road.

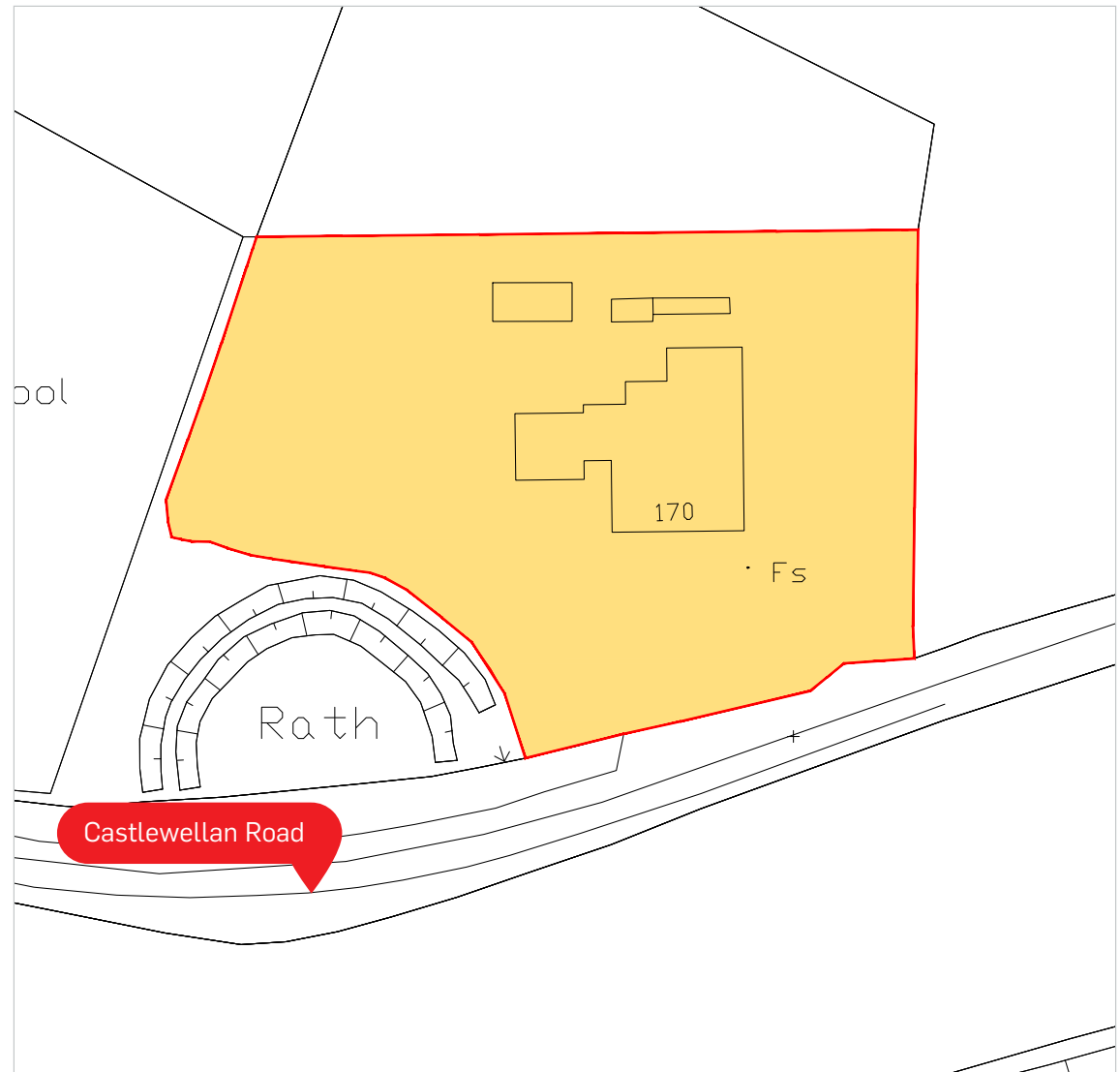
Accommodation

The building comprises of c. 4,755 sq ft approximately, based on a Gross Internal Area.

Total Site area c. 1.2 acres.

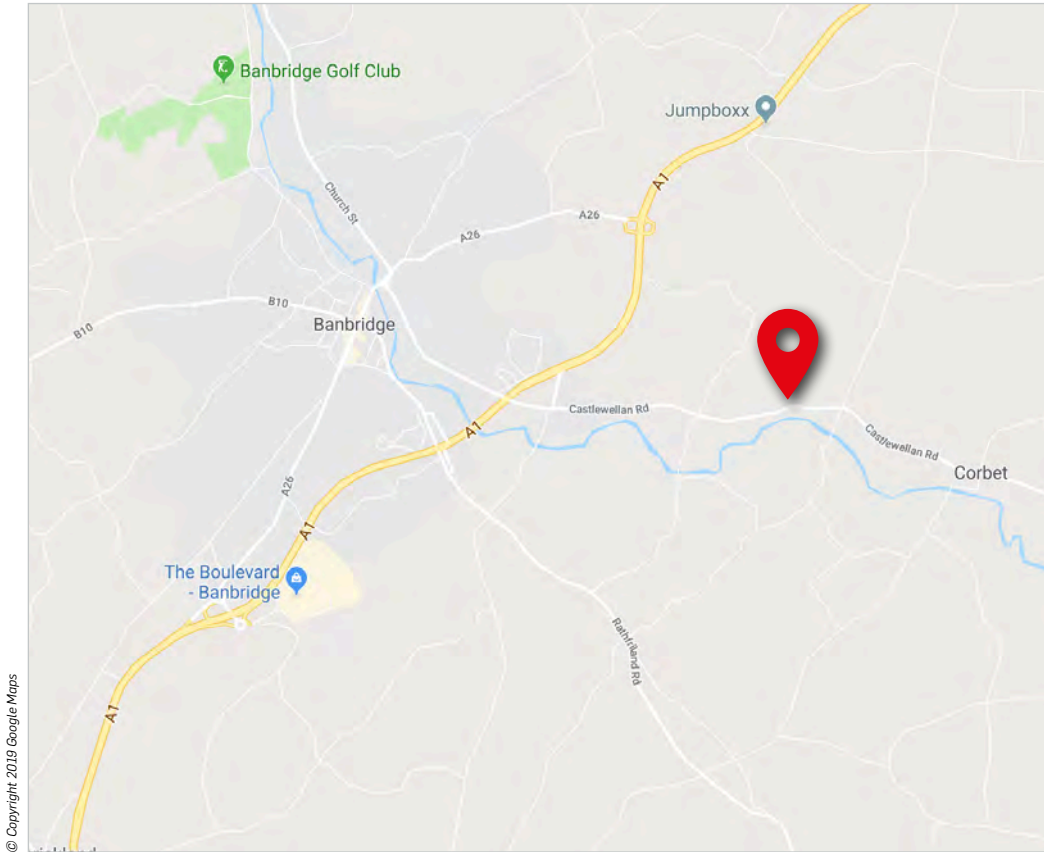
Title

We understand the property is held by way of a Freehold title.



Gallery

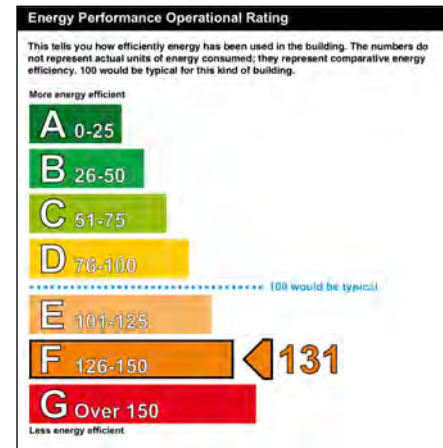




EPC

The property has a display energy certificate rating of F131.

A full certificate is available on request.



Asking Price

Offers in excess of £175,000 exclusive.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £13,900
Rate in the £ 19/20: £0.600984
Rates Payable 19/20: £8,355 approx.

Stamp Duty

Will be the responsibility of the purchaser.

VAT

We understand that an 'Option to tax' has not been made and that VAT is not applicable.

Contact

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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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

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 Lisney. 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.