



FOR SALE

Former Ballykeigle Primary School, 2 Ballykeigle Road, Comber, BT23 5SD

Potential development opportunity comprising a former primary school on an site of c. 0.9 Acres

Lisney

Features

- Property comprises a former primary school building situated on a regular shaped site.
- Site area extends c 0.9 acres.
- Potential development opportunity (subject to relevant planning permissions).
- Freehold Title.

Location

The subject property is situated on the Eastern end of the Ballykeigle Road approximately 20-30 metres from the junction at the Tullynagee Road. The surrounding area is predominantly rural and agricultural with low density residential properties to the West.

The subject property is situated approximately 3 miles South of Comber town centre, 6 miles East of Ballygowan and approximately 7 miles and 12 miles from Newtownards and Belfast City Centre respectively.



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Description

The subject property comprises a former primary school situated on a regular shaped site extending to approximately 0.9 acres.

The building itself extends to 3,369 sqft and comprises three former classrooms, toilet facilities and various other small stores and offices. There is a basement area extending to c. 171 sqft.

In terms of topography the site is relatively level and is predominantly tarmacadam and grass/shrub covered. It has approximately 10m of road frontage onto Ballykeigle Road.

The surrounding area is predominantly rural in nature with a number of one off residential dwellings.

Accommodation

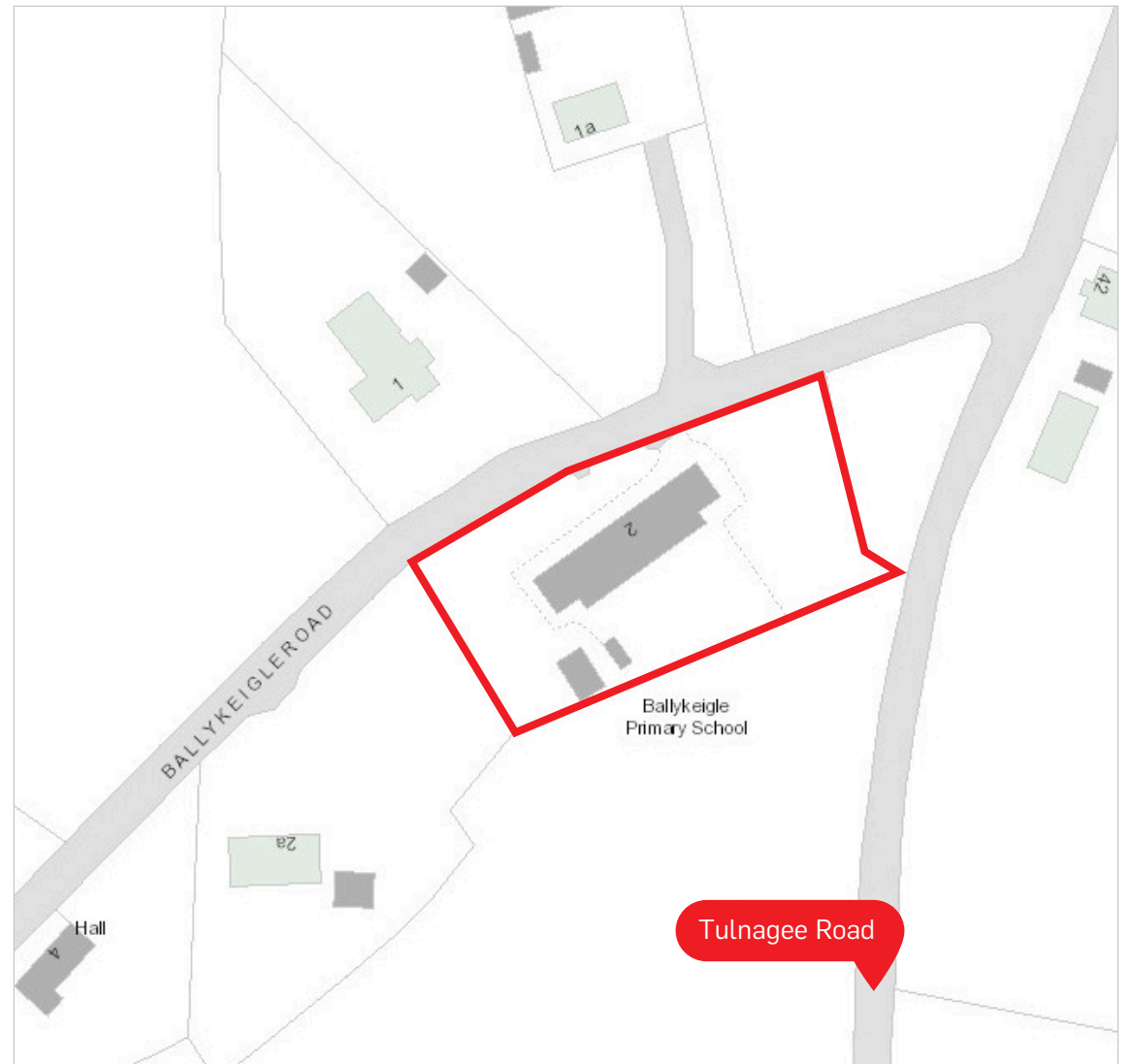
School building GIA – 313.9 sq m (3,369 sq ft)

- Ground Floor – 298 sq m (3,208 sqft)
- Basement – 15.9 sq m (171 sq ft)

The property is situated on a site of c. 0.9 acres.

Title

We understand the property is held in Freehold Title.

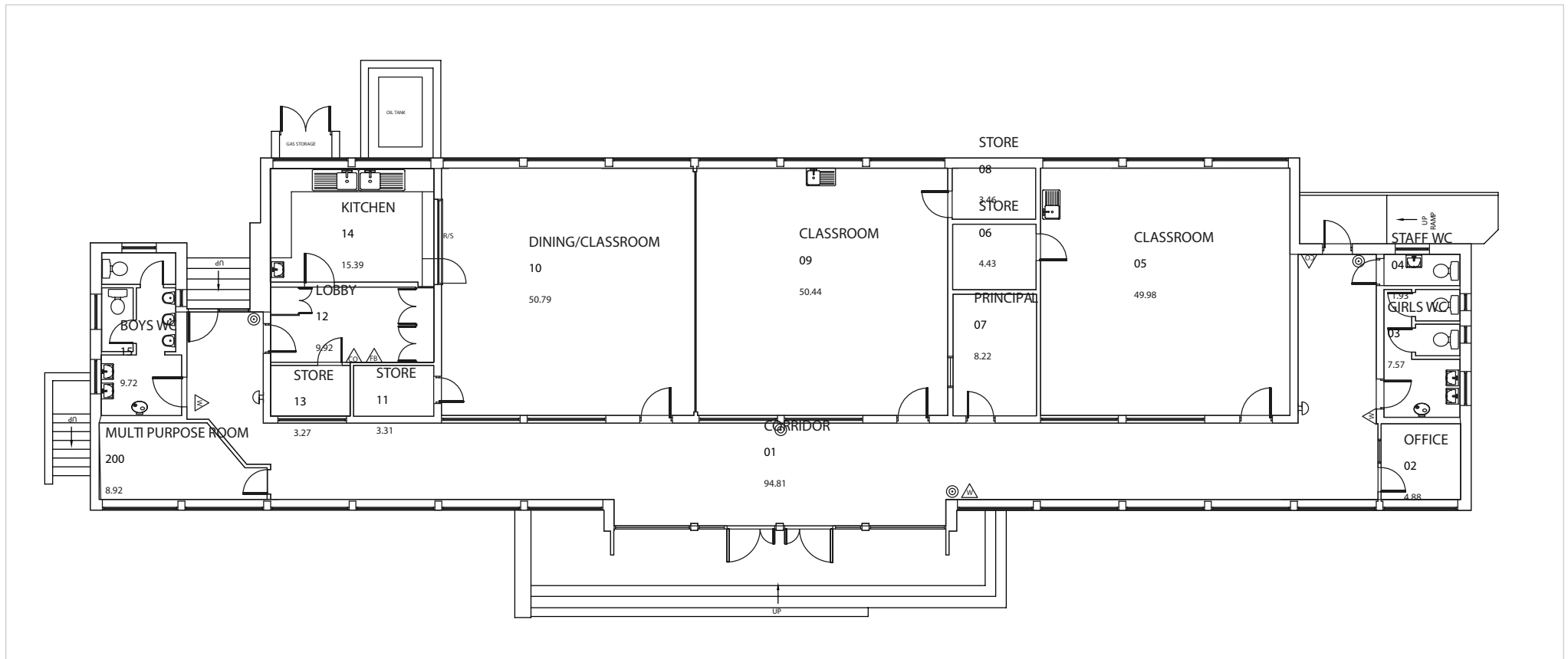


Planning History

According to the Ards & North Down Area Plan 2015; the subject property is situated in the 'Settlement Limit' in an area zoned 'white lands'.

There are no active or recent planning applications for this address.

Ground Floor Plan

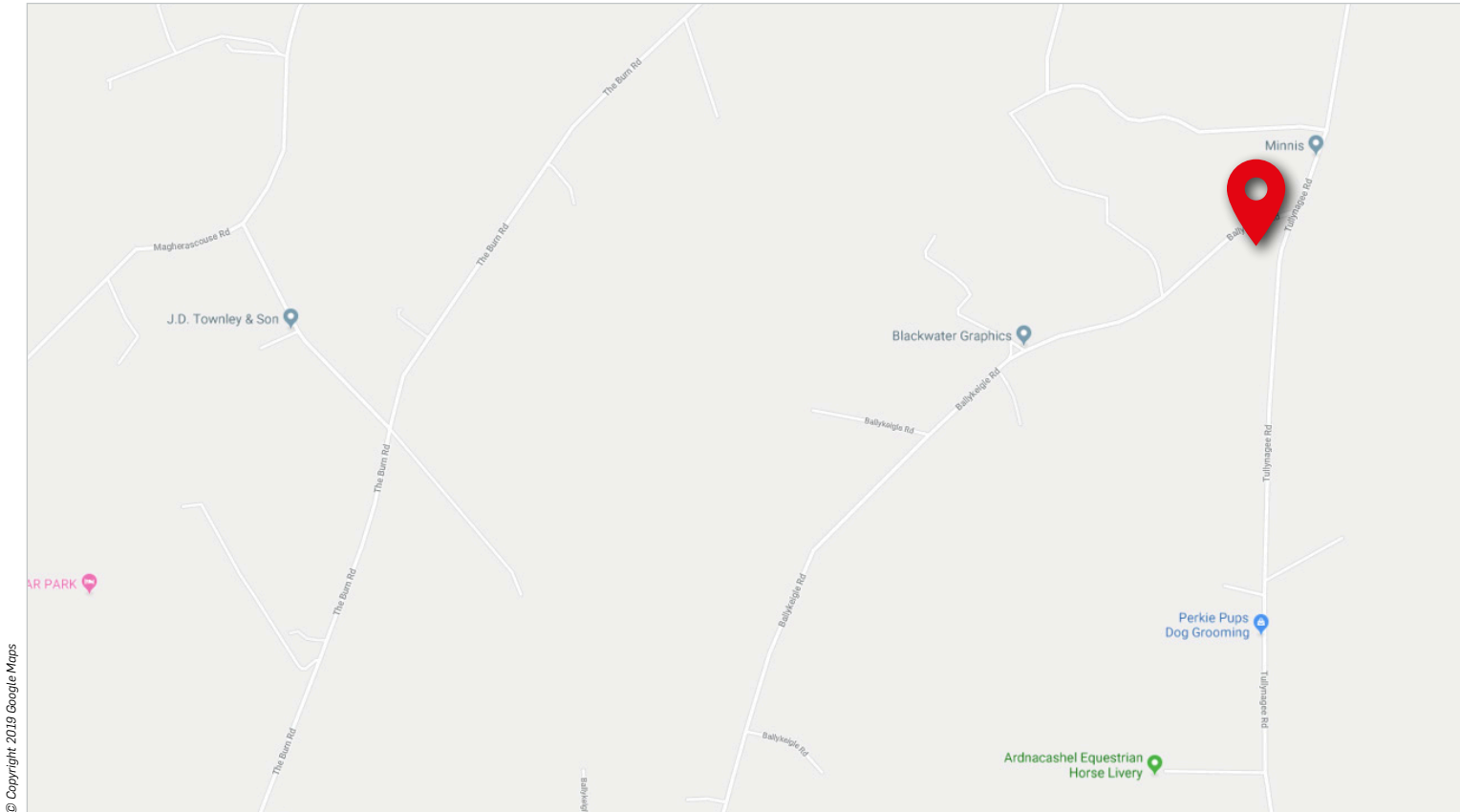


Gallery



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028 9050 1501



Guide Price

£100,000 exclusive.

Stamp Duty

Will be the responsibility of the purchaser.

Rates

NAV:	£10,900
Rates in 19/20:	0.569837
Rates payable:	£6,211.22

VAT

All prices and outgoings are exclusive, but may be liable to VAT.

Contact

James Kearney or Jonah McDowell

028 9050 1501

jkearney@lisney.com

jmcdowell@lisney.com

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>

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Lisney

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