

An aerial photograph of a residential area in Annalong, Newry. A large, irregularly shaped plot of land is highlighted with a thick yellow border. This plot contains a former primary school building and several trees. The surrounding area includes various houses, a road, and green fields. In the background, there is a coastline with a beach and the sea under a clear sky.

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**FOR SALE**

FOR IDENTIFICATION PURPOSES ONLY

**277 Glasdrumman Road, Annalong, Newry BT34 4QN**

Potential Development Opportunity - Former Primary School on a c. 2.6 acre site

# LOCATION

The subject is located in a rural setting close to the coast on the Glasdrumman Road, c. 1.4 miles from the picturesque seaside village of Annalong.

The village is home to Annalong Harbour and benefits from a number of eateries and independent retailers. Annalong has a resident population of 1,805 people and is situated 5.5 miles from Kilkeel and 8.2 miles from Newcastle.

# DESCRIPTION

The subject property comprises the former St Mary's Primary School which sits on an impressive site benefitting from views across the Irish Sea.

The school comprises a single storey red bricked building with a flat roof. Internally the building is laid out to provide a large hall, four classrooms, a kitchen and various storage / WC facilities.

Externally there is a large carpark to the front of and side of the building, with a large flat L-shaped field immediately beyond this.

The site has a flat topography and benefits from impressive views across the Irish Sea.

# ACCOMMODATION

## DESCRIPTION

School comprising hall, classrooms stores and WCs

AREA (SQ M)

c. 503 sq m

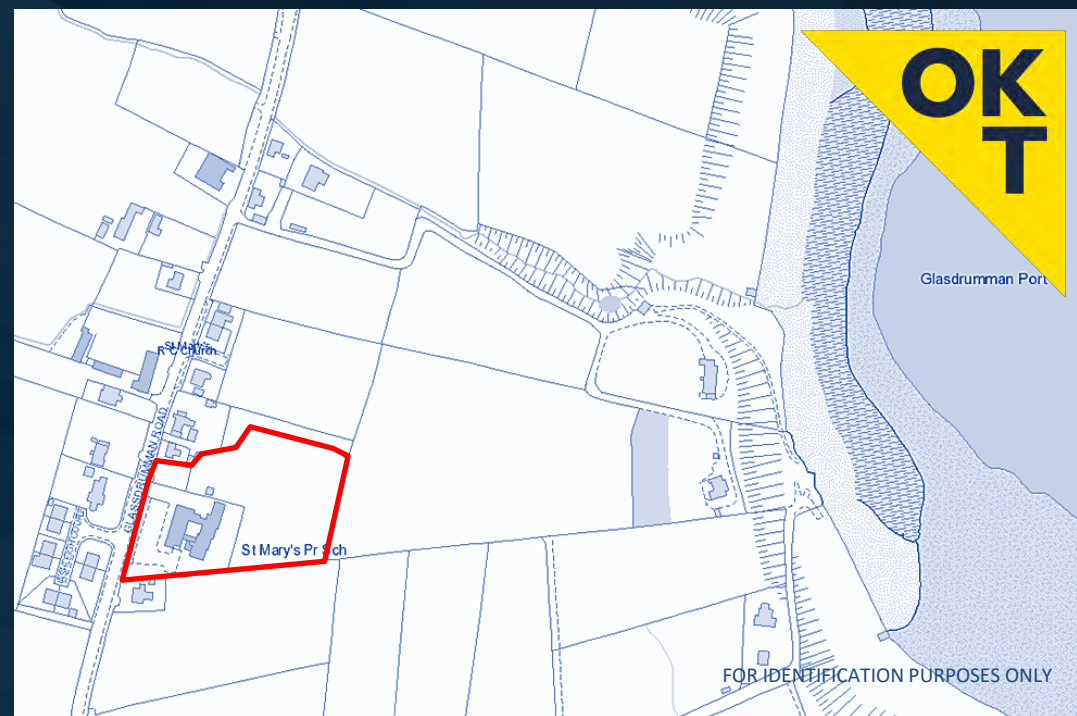
AREA (SQ FT)

5,414 sq ft

## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9039



# SITE AREA

The site extends to 2.6 acres (1.05 hectares).



# PLANNING

The former primary school is located within the development limit.

# SALES DETAILS

PRICE: Offers in the region of £300,000

TITLE: Assumed to be held by way of freehold title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



# VAT

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

# NAV (RATES PAYABLE)

NAV: £7,600

Estimated rates payable in accordance with LPS Website: £4,194.03

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

# EPC DETAILS

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
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101-125	E		100
126-150	F	135 F	
150+	G		



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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