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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

100 Cushendall Rd, Ballyvoy, Ballycastle BT54 6QY

Former Education Centre with Redevelopment / Office Potential (Subject to Planning)

LOCATION

The subject property is located on the A2 Cushendall Road within the small village of Ballyvoy approximately 2 miles east of Ballycastle.

Ballyvoy offers local amenities to include church and petrol filling station / convenience store. It is convenient to Ballycastle and all local facilities within the town to include, the beach, shops, schools and local cafes.

DESCRIPTION

The subject comprises the former Barnish Primary school extending to 5,757 sq ft and set within a 0.9 acre site. The subject is zoned as 'White Land' within the Settlement Development Limit for Ballyvoy and is suitable for office / redevelopment or alternative subject to obtaining the necessary planning consents.

Accommodation within the former school comprises 4 no. classrooms with assembly hall and ancillary facilities. The building is a mix of solid wall and cavity wall construction with a mix of roof plans to include hipped, flat and pitched roof plans.

ACCOMMODATION

Description	Area sq m	Area sq ft
Front Porch	C. 9 sq m	95 sq ft
Classroom 1 (including Store)	C. 57 sq m	610 sq ft
Classroom 2 (including Store)	C. 57 sq m	600 sq ft
Classroom 3 (including Store)	C. 56 sq m	604 sq ft
Classroom 4 (including Store)	C. 58 sq m	619 sq ft
Hall	C. 113 sq m	1,220 sq ft
Stores	C. 14 sq m	150 sq ft
Kitchen	C. 34 sq m	366 sq ft
Office	C. 13 sq m	142 sq ft
Staff Room	C. 12 sq m	124 sq ft
WC facilities (Boys, Girls, Ladies, Gents, Staff and Disabled)		
TOTAL AREA	C. 423 sq m	C. 4,530 sq ft

SITE AREA

The site extends to c. 0.9 acres (0.36 hectares).



2 MILES From Ballycastle (c. 4 mins drive)	15 MILES From Giants Causeway (c. 30 mins drive)	21 MILES From Coleraine (c. 35 mins drive)	29 MILES From Ballymena (c. 40 mins drive)
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SALES DETAILS

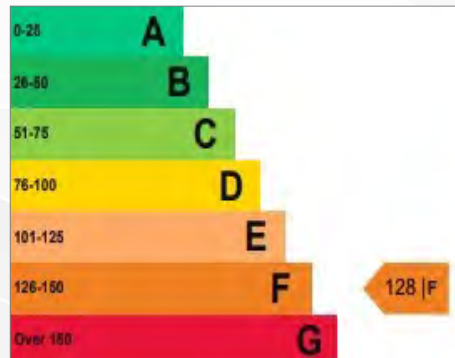
PRICE: We are seeking offers over £250,000
TITLE: Understood to be held by way of freehold or similar long leasehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

RATES

We are advised that the current NAV for the subject is £10,700. The commercial rate in the pound for 2022 / 2023 is £0.542672 . Therefore rates payable— £5,806.59.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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 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.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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