

An aerial photograph of Mullabuoy Primary School, a large, multi-winged building with a dark roof and white walls. The school is surrounded by a green lawn and a black asphalt playground area with white markings. In the background, there are rolling green hills, trees, and a few houses. A yellow triangle in the top right corner contains the text 'OK T'.

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FOR SALE

Mullabuoy Primary School, Lettershandoney, BT47 3HY

Development / Conversion Opportunity, S.T.P.P.

LOCATION/DESCRIPTION

Set amidst the picturesque countryside of Lettershandoney, Mullabuoy Primary School enjoys a peaceful rural setting just a short distance from the city of Derry/Londonderry. The school serves as a focal point for the local community, offering a welcoming and nurturing environment surrounded by scenic farmland and open landscapes.

Situated approximately 5 miles southeast of Derry/Londonderry City Centre, the location combines the tranquillity of rural life with the convenience of excellent transport connections. Derry/Londonderry is Northern Ireland's second largest city and a key educational, commercial, and cultural hub, benefitting from strong links via the A6 and A5 corridors, Foyle Port, and the City of Derry Airport – located less than 20 minutes' drive from the property.

Lettershandoney itself is a close-knit and vibrant rural community with a mix of established housing, farmland, and local amenities. The area enjoys easy access to surrounding villages such as Drumahoe, Claudy, and Eglinton, and also benefits from cross-border connectivity, being just 21 miles from Letterkenny in County Donegal.

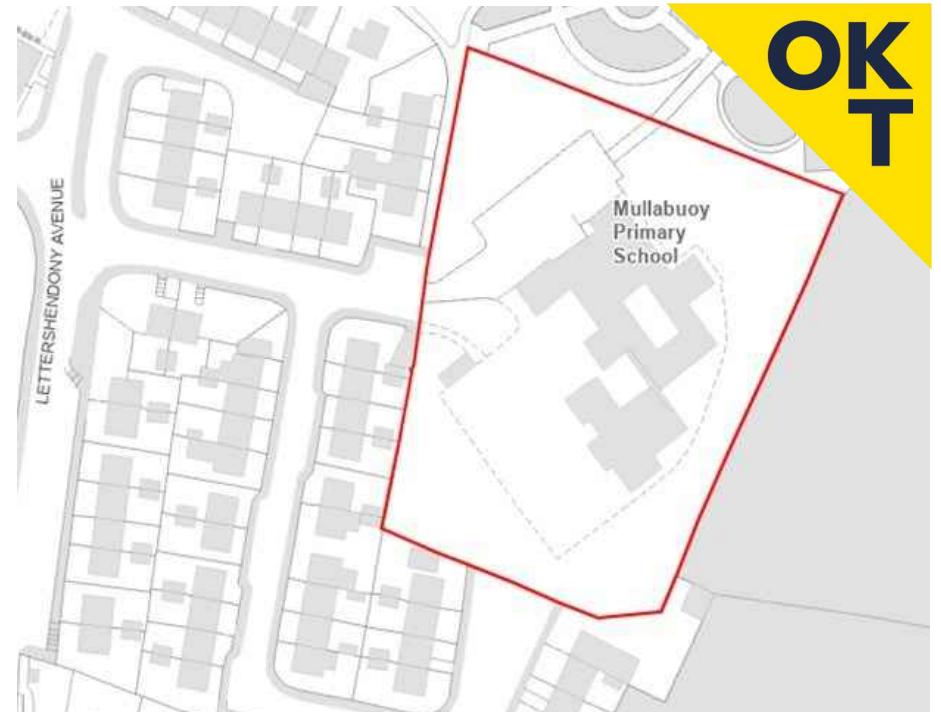


ACCOMMODATION

DESCRIPTION	HECTARES	ACRES
Site Area	C. 0.8	C 1.98



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.



SALE INSTRUCTION DETAILS



OKT is instructed to seek submission of sealed bids to acquire the subject property by no later than midday on **Friday 27th February 2026**.

1. **Identity of purchaser** - Please provide the name of the purchasing entity, along with your company registration number, ID (passport/driving license), contact number and email address.
2. **Purchase price** - Please confirm the purchase price in pounds sterling that you are prepared to pay for the property. Please note that our client has confirmed that the property is not subject to tax.
3. **Deposit** - Please confirm the level of non-refundable deposit that will be payable upon exchange of contracts.
4. **Funding** - Please confirm how you will fund the purchase of the property. Proof of funds must be provided, preferably in the form of an up-to-date bank statement.
5. **Conditionality** - Please confirm any conditions relating to your bid (note the Vendor is seeking unconditional offers only).
6. **Due diligence** - Please confirm the level of due diligence undertaken in submitting your offer and details of any further due diligence required prior to exchange of contracts.
7. **Timescales** - Confirmation that exchange of contracts with 10% deposit to be paid by 6th March 2026 and completion no later than 27th March 2026.
8. **Solicitor details** - Company name, address and main point of contact

All such information provided herein will be treated Strictly Commercially in Confidence.

Interested parties should note that the Vendor will have sole discretion to accept or reject any offer and is not bound to accept the highest (or indeed any) offer received.

The Vendor reserves the absolute right to seek to negotiate with any bidder after the receipt of any bids and shall not be bound by nor made upon any bidder's offer stated.

All bids are to be submitted electronically or by way of sealed envelope and marked for the attention of:

Connor Ferguson

Conor Ferguson & Co Solicitors

Office C13 , The Business Centre , 80-82 Rainey Street , Magherafelt , BT45 5AJ

conor@cfslegal.co.uk

028 7930 0777

SALES DETAILS

RESERVE: £300,000
TIMING: Sealed bids by 27th February 2026
TITLE PACK: Available from Conor Ferguson Solicitors

It is strongly recommended that any perspective purchaser reviews the title pack prior to submitting their offer.

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

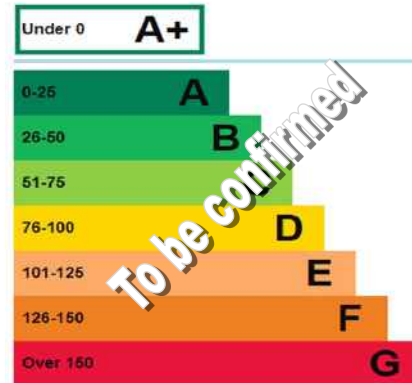
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: TBC

Estimated rates payable in accordance with LPS
Website: TBC

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

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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.