On the instructions of

Causeway Coast & Glens Borough Council

OKT



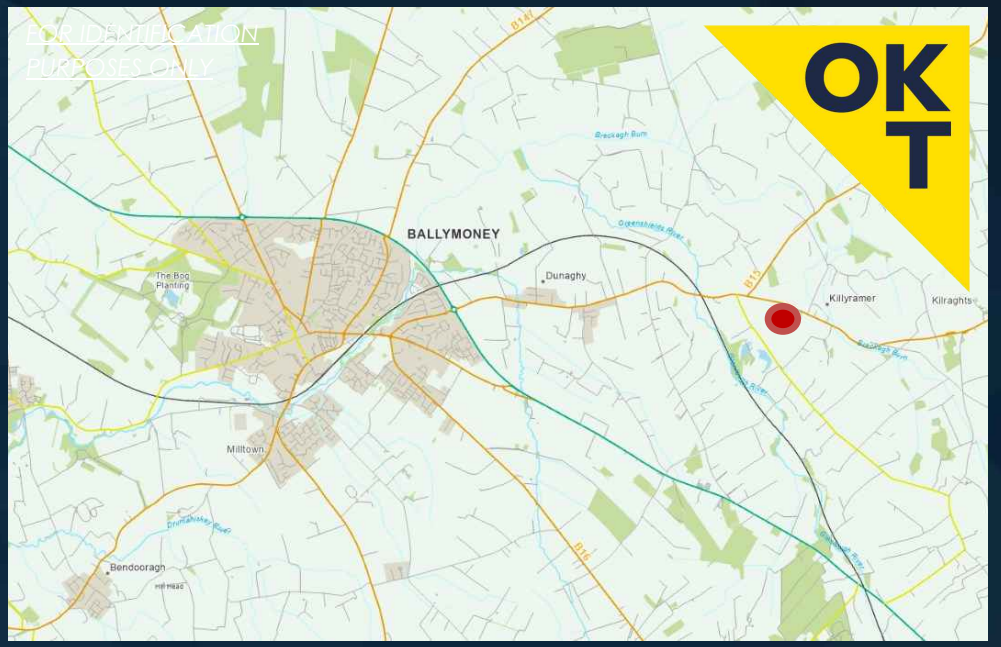
FOR SALE

Former Killyrammer School, 137 Kilraughts Road, Killyrammer, Ballymoney, Co Antrim, BT53 8ND

Set within c. 0.75 acre site—The Former Primary School is ideal for refurbishment into alternative residential / commercial uses both the main building itself and the lands to the rear (subject to planning)

LOCATION

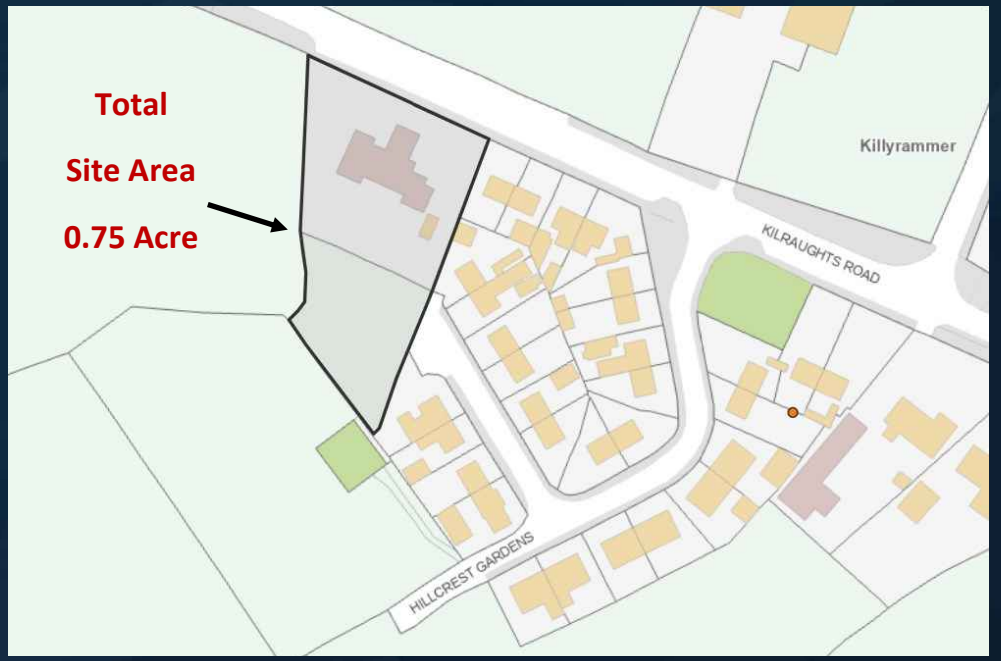
The property occupies a relatively rural roadside setting in the Killyrammer area, approx. 3.5 miles east of Ballymoney, with frontage to Kilraughts Road (B16). This established route provides easy access back towards Ballymoney and the A26 ring road, offering onward connections to Coleraine, Ballymena and the wider Causeway Coast and Glens area. The surrounding locality is predominantly rural, with scattered housing and farm properties, while day-to-day services, retail facilities and public transport connections are available in Ballymoney. The combination of an idyllic countryside setting and at road accessibility should appeal to a broad range of prospective purchasers.



DESCRIPTION

The former Killyrammer Primary School comprises a distinctive red-brick property with all the character and generous proportions from its original use intact. The accommodation whilst not listed is noted to be of 'local importance' which would welcome a sensitive restoration of the building back into beneficial use going forward.

There was planning approval to change the use of the existing building to residential and to build 2 new detached houses to the rear (Planning Reference : LA01/2019/0269) which has now expired. It provides one clear indication of future use for the building and playing fields, although there are also a wide range of other alternative uses that could work for a purchaser subject to planning to include community, leisure, café / farmers market etc.



ACCOMMODATION

DESCRIPTION	M²	SQ FT
Ground Floor		
Classroom 1 / Assembly Hall	86.8	934
Classroom 2 & Office	50.7	546
Classroom 3	37.2	400
Kitchen	10.3	111
Hallway	41.9	451
Cleaners Store	3.2	34
WC Block (3 sets of toilets)	20.9	225
TOTAL	**251.0 m²**	**2,701 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: C5134







SALE DETAILS

FOR SALE: Offers Invited around £140,000

TITLE: Assumed Freehold Title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction. The vendor is not obliged to accept the highest or any offer for the property .

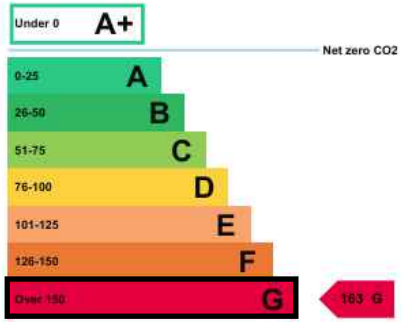
VAT

We have assumed VAT may be chargeable on sales figures

NAV

The rates will need to be assessed upon refurbishment

EPC



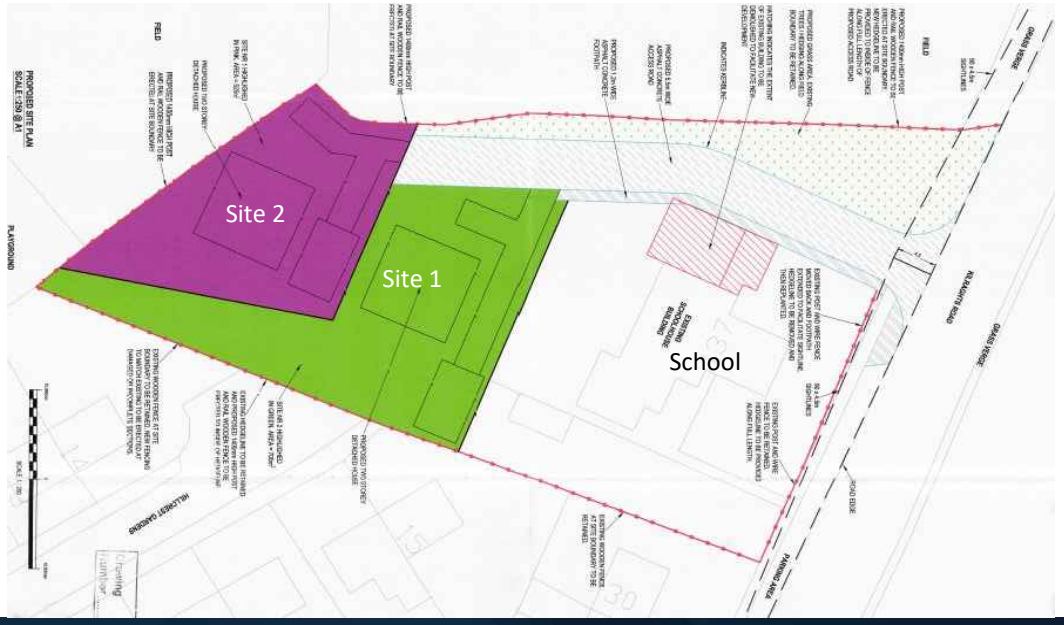
PLANNING

Ref:
LA01/2019/0269
Alterations to existing school/community facility for a change of use to domestic dwelling and erection of 2 new two storey detached dwelling to rear of site, including all site works etc.

This planning was approved **but has since expired.**

The precedent is established however for this sort of use subject to compliance with requirements in the current day several years later.





FURTHER INFORMATION

For further information / viewing arrangements please contact:

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