



**OK
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FOR SALE

161 Ballynoe Road, Downpatrick, BT30 8AT

Former School House with Development Potential

LOCATION

Downpatrick is a popular town within Co, Down, located c. 23 miles southeast of Belfast. The town has a resident population of c. 11,545 people and benefits from a range of amenities including cafes, restaurants, supermarkets and pharmacies; serving a wider catchment area which includes Saintfield, Carryduff, Castlewellan and Newcastle.

The subject property is situated on the Ballynoe Road, c. 3.3 miles from Downpatrick, c. 5.7 miles from Killough, and c. 27 miles from Belfast. The immediate area is mainly agricultural with low density housing .

DESCRIPTION

The subject comprises a single storey detached building of traditional construction with a combination of pitched and flat roofs.

Internally the building is laid out to provide a large hall with vaulted ceiling, reception, kitchen, store and WC / shower facilities.

Externally the site is laid in tarmacadam with a stone wall surrounding the perimeter of the property.

The building has redevelopment potential and would be suitable for a variety of uses including office accommodation or conversion for residential use, subject to the necessary planning permissions.

ACCOMMODATION

DESCRIPTION

Ground Floor

AREA (SQ M)

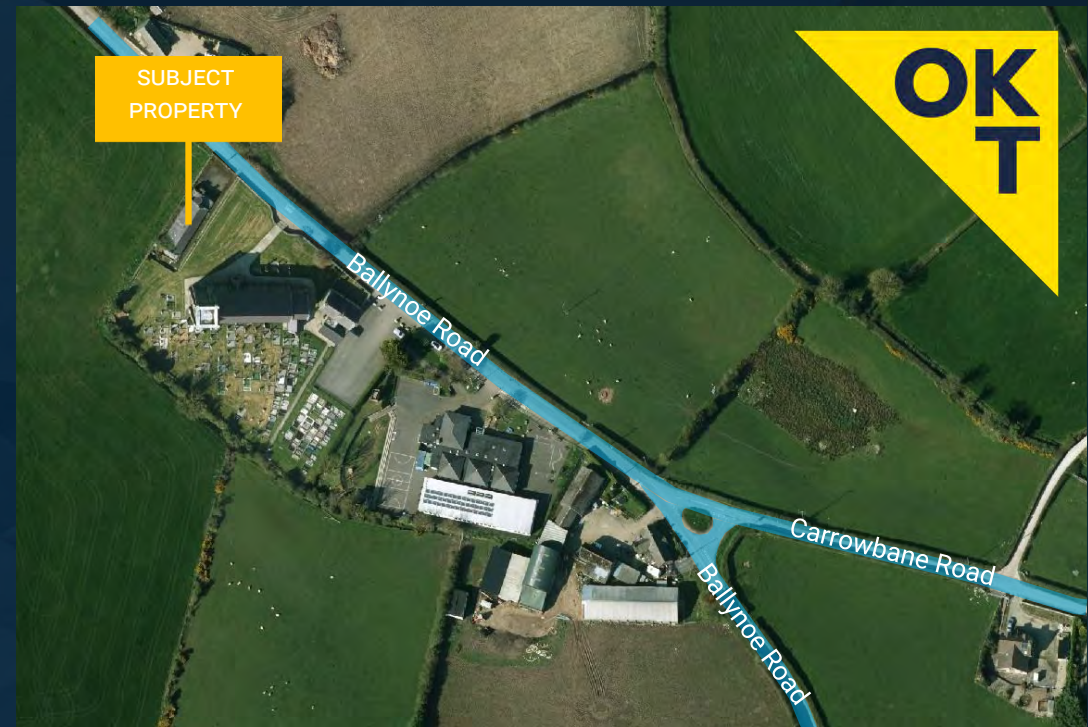
c. 152 sq m

AREA (SQ FT)

1,636 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/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.



SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold

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

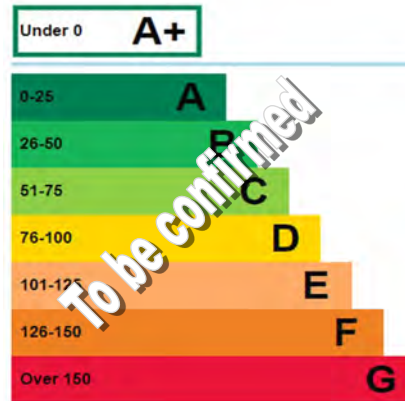
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £4,850

Estimated rates payable in accordance with LPS
Website: £2,573

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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MARK PATTERSON

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O'CONNOR KENNEDY TURTLE

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