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FOR SALE

**6 Loughill Road, Cloughmills, BT44 9LT**

Former Primary School Extending to c. 4,100 sq ft / 380 sq m (GIA) Resting on a Site of c. 0.93 Acres / 0.38 Hectares



# LOCATION

Cloughmills, a village in Co. Antrim is located 9 miles to the south east of Ballymoney and 10 miles to the north of Ballymena, with a population of c. 2,000 persons.

The village is a local service centre for the surrounding rural hinterland with a good range of retail, commercial and community facilities.

# DESCRIPTION

The subject comprises a single storey detached building situated on a relatively flat site extending to approximately 0.93 acres. The main building was constructed and opened in the early 1960's and is of cavity build, with a combination of flat and pitched tiled roofs.

Internally the building provides 3 no. classrooms, assembly hall, canteen, 2 no. offices and other complimentary accommodation to include stores, toilets etc.

In addition, there are 2 no. portacabins to the rear of the main building, last used as additional classrooms.

Externally there is a carpark and playground to the front of the building, with further play and lawned areas to the rear.

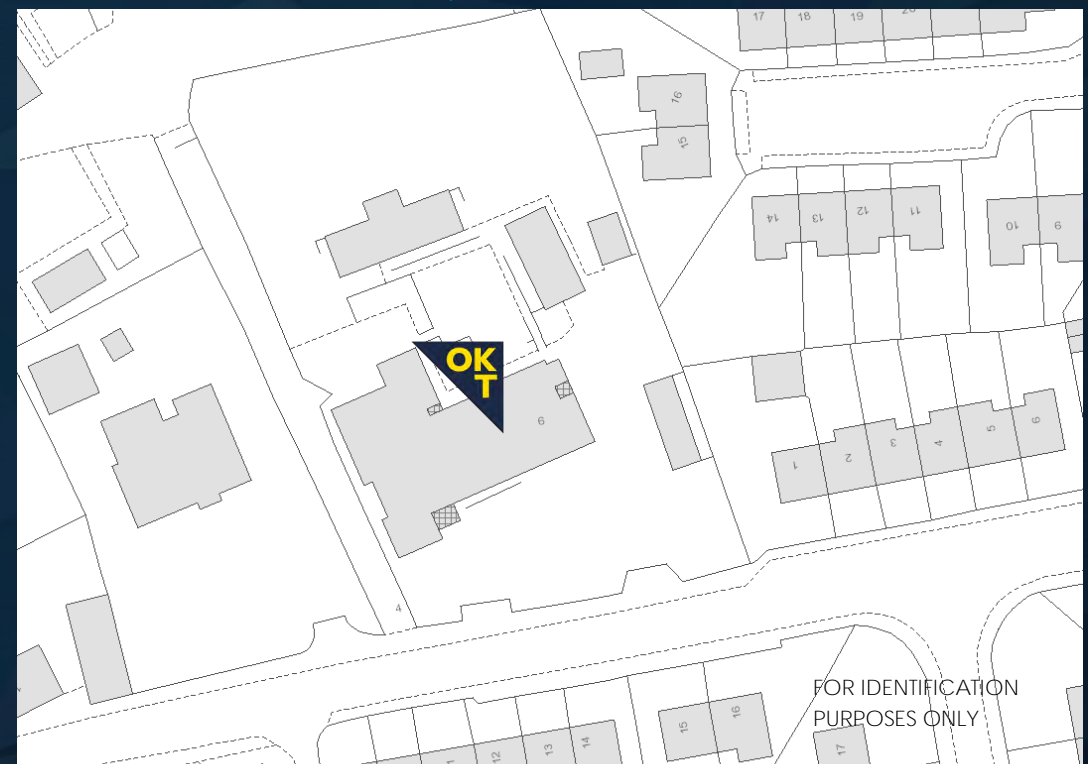
The site is securely fenced with a mix of block walling, steel railing and power coated fencing together with metal gates and landscaping.

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

## 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: C4182





# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Staff Room	25.4 sq m	274 sq ft
Male WC		
Female WC		
Hall	75.0 sq m	808 sq ft
Store	3.0 sq m	32 sq ft
Store	15.1 sq m	162 sq ft
Staff WC		
Boys WC		
Girls WC		
Cleaners Store	1.2 sq m	13 sq ft
Assembly Hall	50.2 sq m	540 sq ft
Classroom	36.0 sq m	388 sq ft
Canteen	34.2 sq m	368 sq ft
Classroom	45.8 sq m	492 sq ft
Classroom	36.6 sq m	394 sq ft
Office	11.4 sq m	123 sq ft
Office	10.9 sq m	118 sq ft
<b>TOTAL ACCOMMODATION</b>	344.8 sq m	3,711 sq ft
<b>GROSS AREA</b>	380.6 sq m	4,096 sq ft







## 6 Loughill Road, Cloughmills, BT44 9LT

Former Primary School Extending to c. 3,711 sq ft





# SALES DETAILS

PRICE: £175,000  
 TITLE: Assumed freehold  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

## NAV (RATES PAYABLE)

NAV: £8,050.00

Estimated rates payable in accordance with LPS Website: £4,713.13

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

Score	Operational rating	This building	Typical
0-25	A	46 B	100
26-50	B		
51-75	C		
76-100	D		
101-125	E		
126-150	F		
150+	G		



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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