



FOR SALE Potential redevelopment opportunity on a site of 0.8 Acres

**Former Carlane Primary School, 26 Carlane Road,
Toomebridge, BT41 3NT**



LOCATION / DESCRIPTION

The subject property is located in a rural setting on the Carlane Road, approximately 3.5 miles from Toomebridge and in close proximity A6 / M2 Dual Carriageway which provides easy access to Antrim, Ballymena and Belfast.

The subject comprises a single-storey detached former primary School situated on a flat L shaped site.

The accommodation includes a large assembly hall, two classrooms, two meeting rooms, two kitchens and three WC facilities, one of which offers disabled access. Externally there is a private area to the rear overlooking open countryside.

The site offers potential as a redevelopment opportunity (subject to any necessary planning consents).

SITE AREA

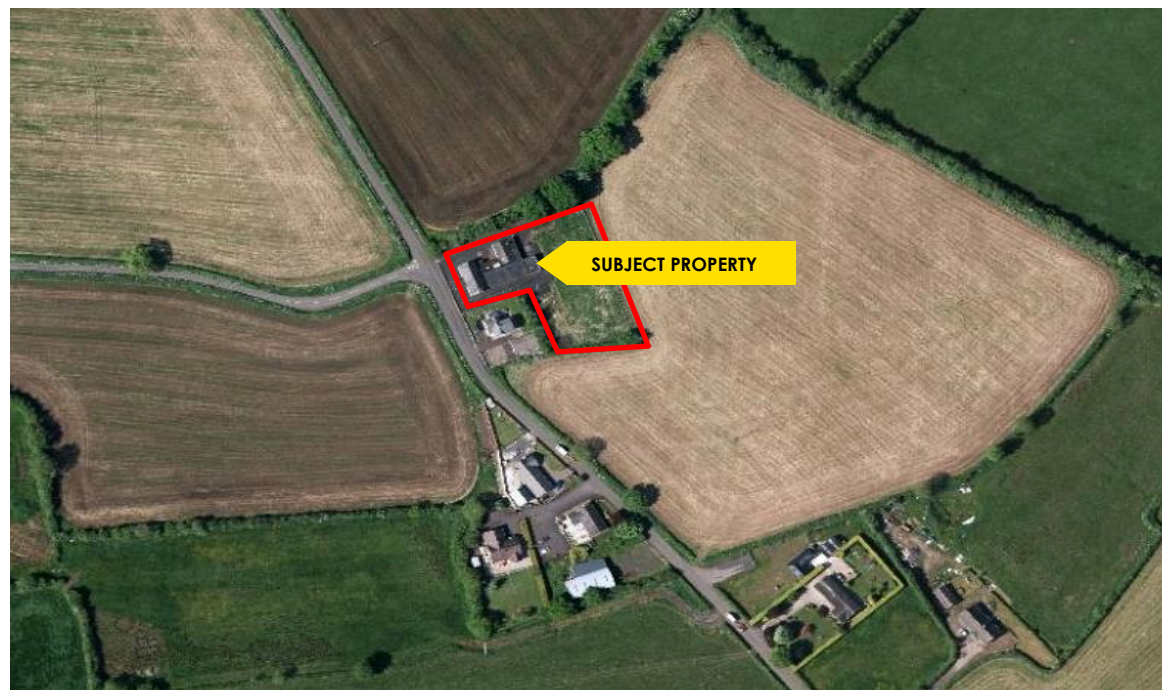
The site extends to c. 0.8 acres / 0.3 hectares.

SERVICES

The school is served by a septic tank. Purchasers are hereby, forewarned that this septic tank may not be compliant with up to date requirement compliant with up to date legislation / requirements.

ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
Assembly Hall	77.0 sq m	829 sq ft
Classroom 1	57.5 sq m	619 sq ft
Classroom 2	55.6 sq m	598 sq ft
Meeting Room 1	12.8 sq m	138 sq ft
Meeting Room 2	8.91 sq m	95.6 sq ft
Kitchen 1	25.4 sq m	273 sq ft
Kitchen 2	19.3 sq m	208 sq ft
Store 1	3.45 sq m	37.1 sq ft
Store 2	3.45 sq m	37.1 sq ft
TOTAL ACCOMMODATION	263 sq m	2,835 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.

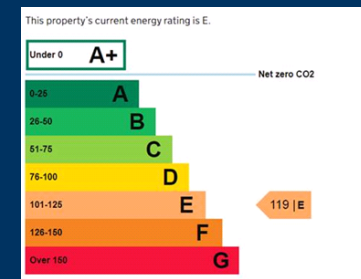
SALES DETAILS

PRICE: Offers in the region of £120,000
TITLE: Assumed to be held by way of freehold title

VAT

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

EPC



TITLE

Prospective purchaser should be made aware of an easement in place across a portion of the site for sewers for a neighbouring property.

FURTHER DETAILS



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Our Ref: JC/EC/9012

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.