



**OK  
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**FOR SALE**

**45 Ballycruttle Rd, Downpatrick, BT30 7EL**

Former Primary School Extending to c. 2,990 sq ft on a c. 1.03 Acre Site

# 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 Ballycruttle Road, c. 4.3 miles east of the town centre. The immediate area is mainly agricultural with low density housing.

# DESCRIPTION

The subject comprises a single storey detached building situated on an elevated site extending to 1.03 acres. The main building dates to c. 1939 and is of traditional construction, with a combination of flat and pitched tiled roofs.

Internally the building provides a classroom, staffroom, canteen and kitchen with ancillary staff and pupil WC facilities and several stores throughout the building. The building has PVC double glazed windows.

In addition, there is a large modular building at the front of the site which provides two further classrooms.

Externally there is a playground to the front of the site and a car park at the rear, with both areas being laid in tarmacadam. The site is securely fenced and gates with a concrete wall and palisade fencing to the front and mature hedgerows at sides and rear.

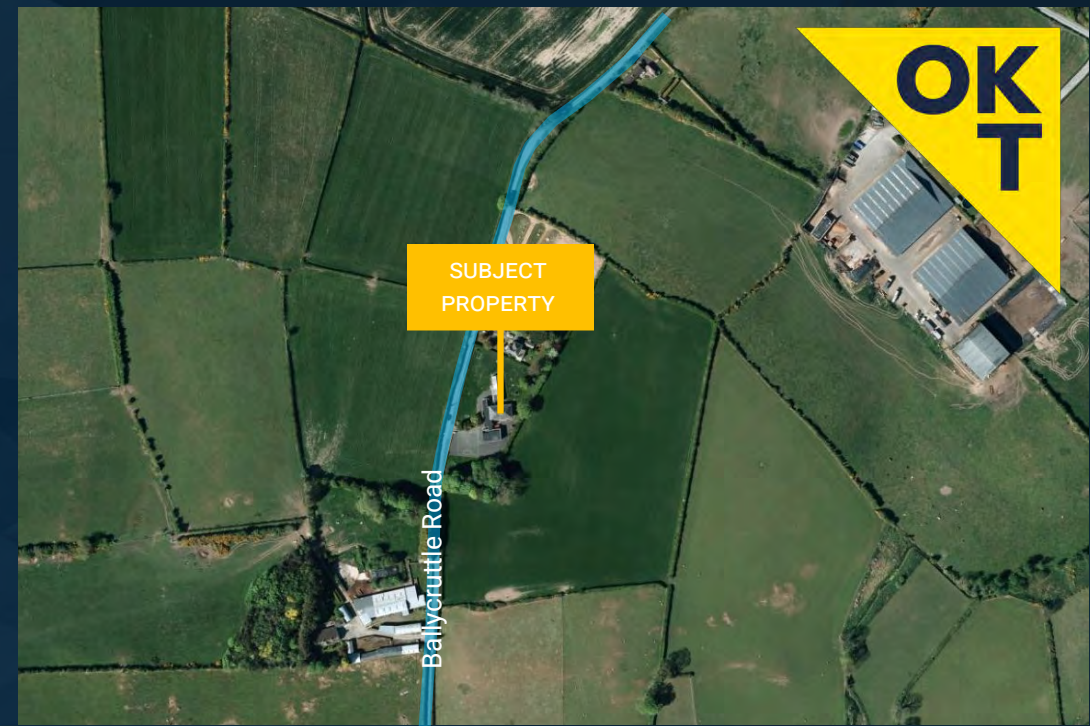
The building has obvious redevelopment potential and would be suitable for a variety of uses including office accommodation or conversion for residential use, subject to the necessary planning permissions.

# ACCOMMODATION

| DESCRIPTION                | AREA (SQ M)        | AREA (SQ FT)          |
|----------------------------|--------------------|-----------------------|
| Main Building              | c. 185 sq m        | c. 1,991 sq ft        |
| Modular Building           | c. 93 sq m         | c. 999 sq ft          |
| <b>TOTAL ACCOMMODATION</b> | <b>c. 278 sq m</b> | <b>c. 2,990 sq ft</b> |

## 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.

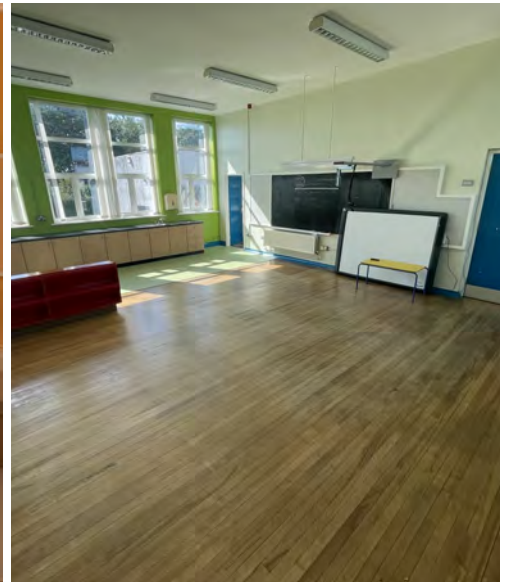


FOR IDENTIFICATION  
PURPOSES ONLY



## 45 Ballycruttle Road, Downpatrick, BT30 7EL

Former Primary School Extending to c. 2,990 sq ft on a c. 1.03 Site



# SITE AREA

The site extends to c. 1.03 Acres / 0.42 Hectares.

# SALES DETAILS

PRICE: Offers over £100,000  
TITLE: Assumed freehold or long leasehold  
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: £6,100

Estimated rates payable in accordance with LPS  
Website: £3,366.26

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

| Score   | Operational rating | This building | Typical |
|---------|--------------------|---------------|---------|
| 0-25    | A                  |               |         |
| 26-50   | B                  |               |         |
| 51-75   | C                  |               |         |
| 76-100  | D                  |               |         |
| <hr/>   |                    |               |         |
| 101-125 | E                  | 106 E         | 100     |
| 126-150 | F                  |               |         |
| 150+    | G                  |               |         |



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.