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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

FORMER ST JOSEPHS SECONDARY SCHOOL

Beresford Avenue, Coleraine, BT52 1HJ

Redevelopment opportunity extending to c. 8 Acres

LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province, situated c. 56 miles north of Belfast and c. 30 miles east of Londonderry / Derry City.

Coleraine acts as the gateway to the North Coast benefitting from footfall from those visiting Portrush, Portstewart and the wider Causeway Coast area. The town centre has a vibrant mix of high-street retailers and local boutiques and is close to award winning beaches and world renowned golf courses.

The site is approximately half a mile from the town centre and is located in close proximity to both Lodge Road and Mountsandel Road, premier residential addresses within the town close to all local amenities including schools.

The site bounds the recent Earls Gate development which is nearing completion on the former hospital site.



DESCRIPTION

The total site extends to c. 8 acres to include a former secondary school set on c. 4 acres, the remainder of the site comprises former playing pitches and is currently undeveloped.

The site has a flat topography and fronts both Beresford Avenue, which provides the main vehicular access and Ring Road, pedestrian access only.

C. 0.5 MILES

**TO COLERAINE
TOWN HALL**

C. 5.5 MILES

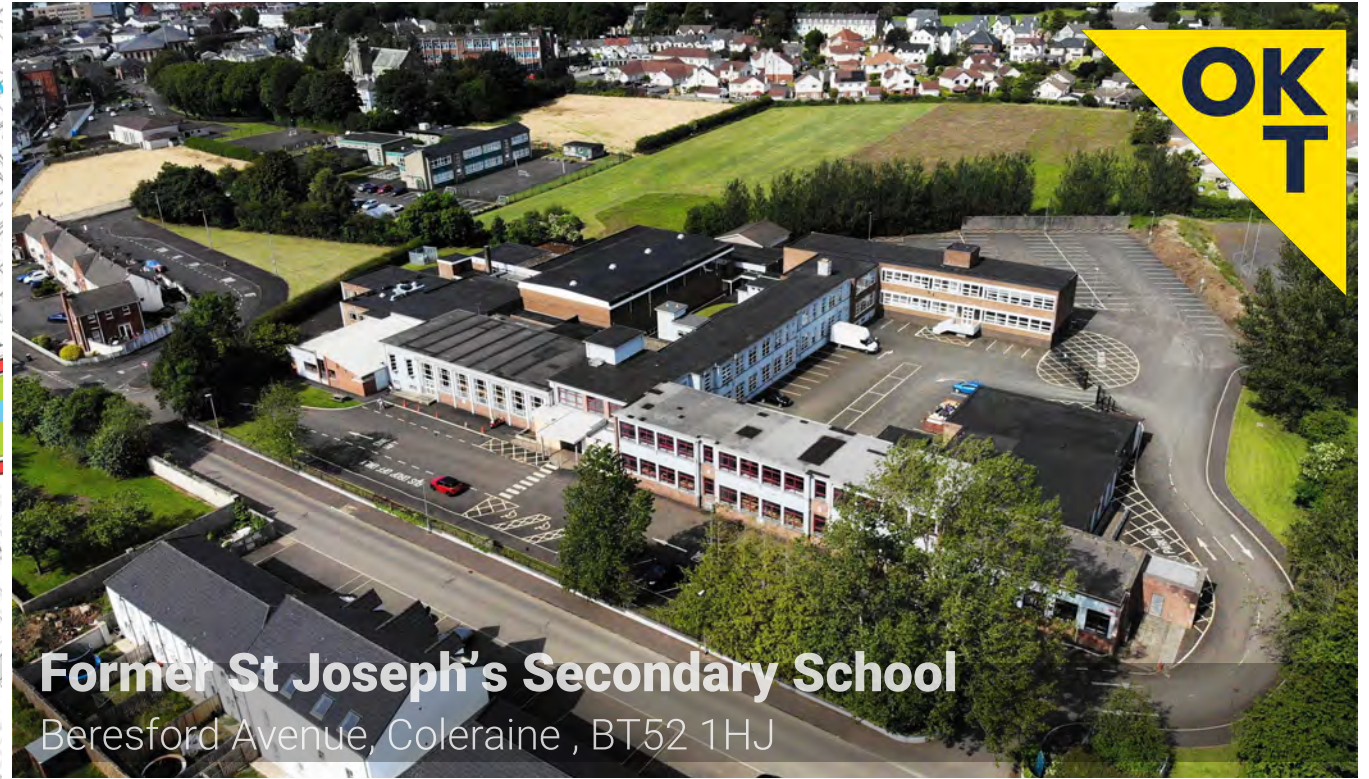
TO PORTSTEWART

C. 30 MILES

TO DERRY CITY

C. 27 MILES

TO BALLYMENA



PLANNING & ZONING

An indicative scheme comprising 53 no. detached and semi-detached units, to include 20% social housing has been submitted for a pre-application discussion (PAD) with the council, a copy of the report is available on request.

The site is located within the limit of development for Coleraine in the Northern Area Plan 2016, the former school is designated as white land with the playing fields zoned as a major area of existing open space.

According to Housing Executive Housing Investment Plan 2023-2026 social housing need in Coleraine is currently in the region of 420 units.

SALES DETAILS

PRICE: Offers in the region of £1,500,000.

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.

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.

REF: c4439



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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