



**Instinctive
Excellence
in Property.**

For Sale

**Redevelopment Opportunity (STPP)
NIA 5,956 sq ft (553 sq m)**

9-11 Mount Crescent
Downpatrick
BT30 6AU

DEVELOPMENT OPPORTUNITY



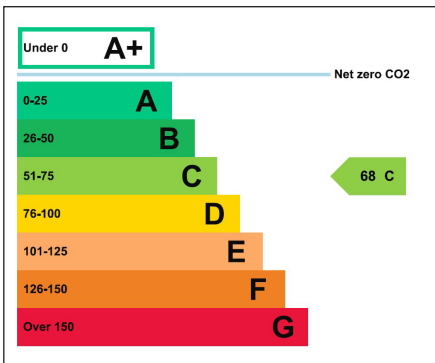
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DEVELOPMENT OPPORTUNITY

EPC



Location

Downpatrick is located approximately 20 miles south east of Belfast, 10 miles south of Saintfield. Downpatrick also benefits from being linked to prime transport routes such as the A7 to Saintfield and the A25 to Newcastle.

The property is situated just north of the centre of Downpatrick on the corner of Mount Crescent and Gaol Lane and is opposite Down High Grammar School. English Street is linked to Mount Crescent via Gaol Lane. The surrounding area is a mixed in nature to include residential and commercial occupiers.

Description

The property comprises a two storey detached office building on a self contained secure site. The building itself is of traditional masonry construction under a flat roof. Internally the building consists of a mix of open plan and cellular office accommodation, WC facilities, kitchen and storage rooms.

The specification includes suspended ceilings, carpet covered concrete floors, double glazed windows whilst the property further benefits from oil fired central heating system. Externally to the rear of the site there is a small storage facility and adjoining plant rooms (to include oil tank).

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	3,181	296
First Floor	2,776	258
Net Internal Area	5,956	553
Acres		Hectares
Total Land Area	0.27	0.11

Planning

As outlined in the Ards and Down Area Plan 2015 the property is not zoned for a particular use i.e. 'white lands' and is within the Town Centre zone of Downpatrick. The vendor has commenced pre application discussions with the council for the development of the property. The indicative scheme would provided 4 no 2 bed and 4 no 1 bed apartments over two levels.

Sale Details

On application.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £40,100
Estimated rates payable: £23,279

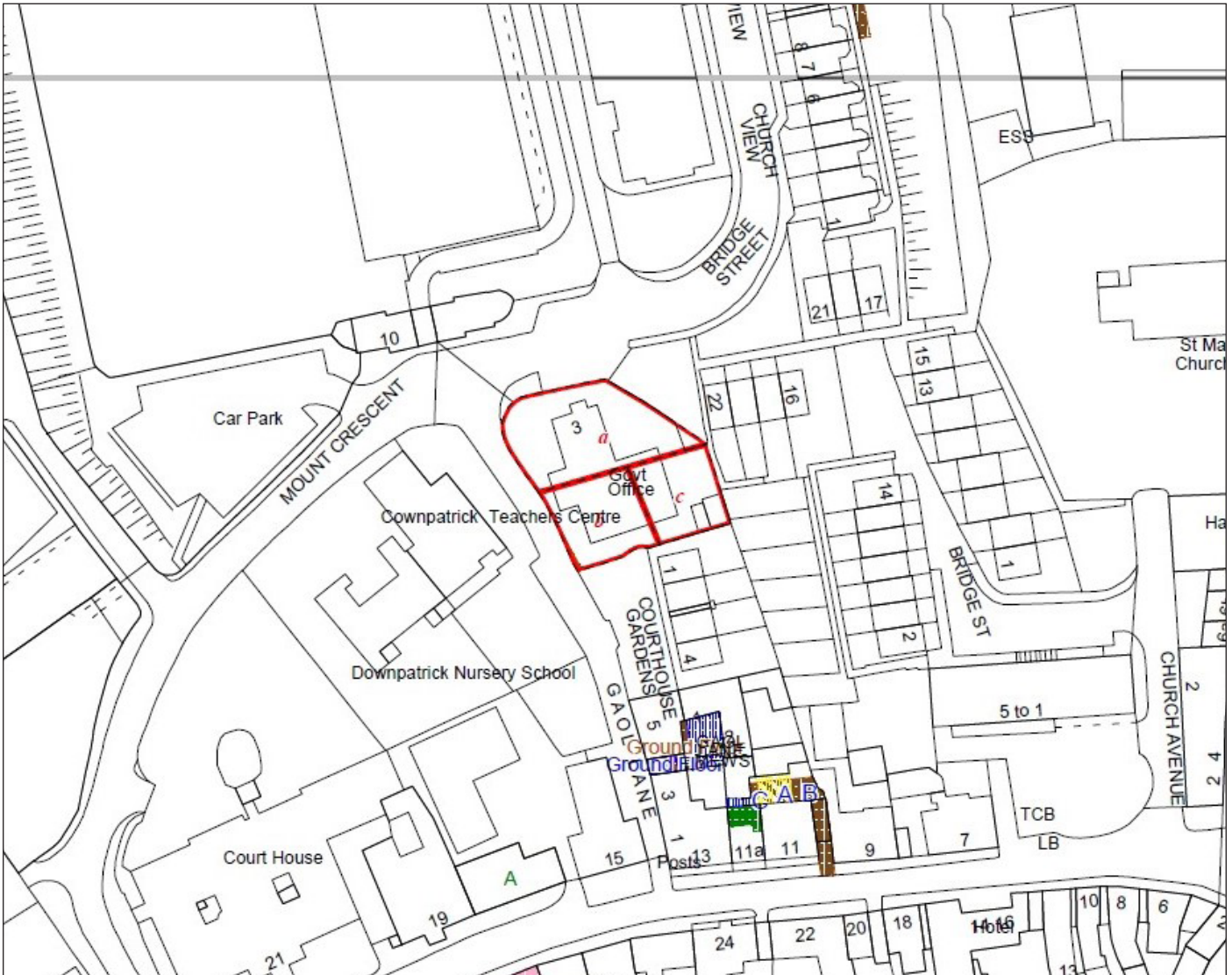
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

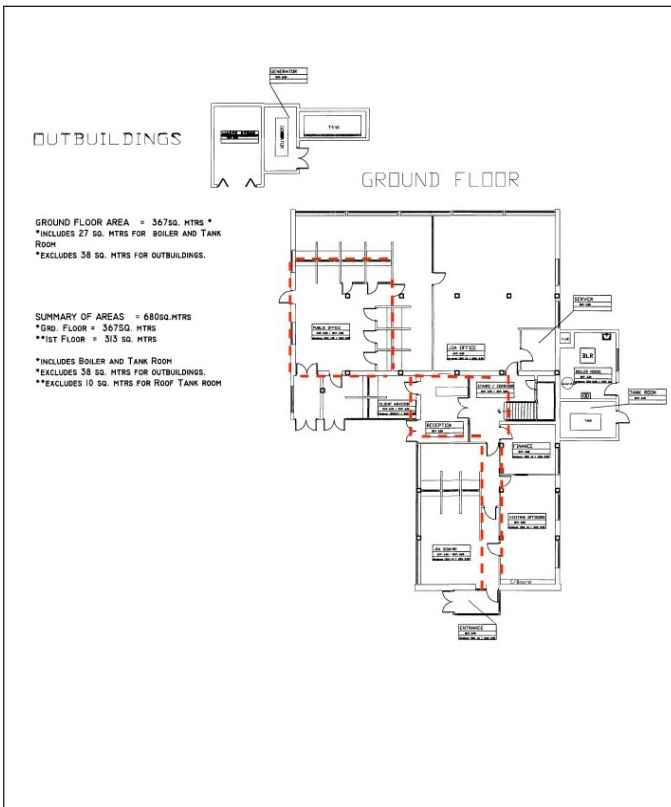
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

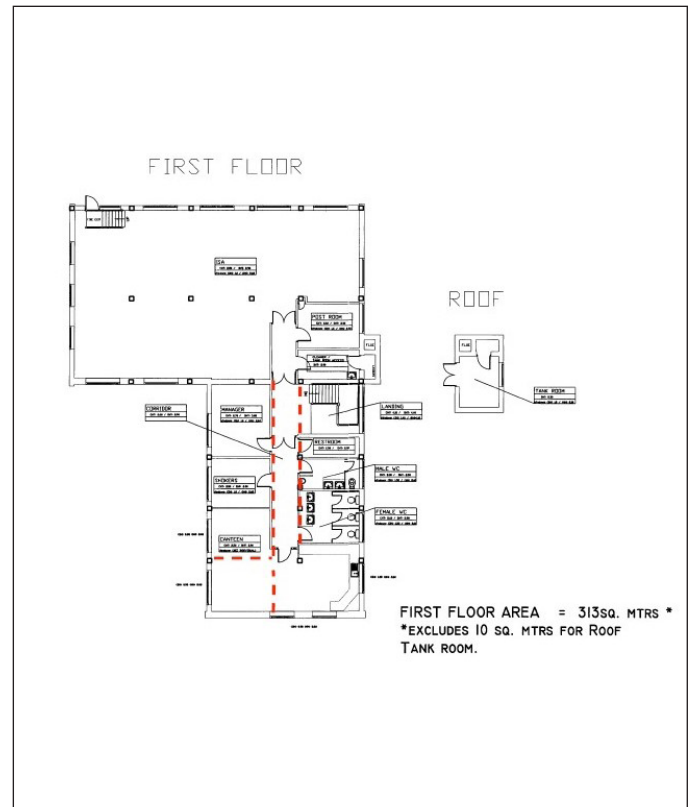
Folio Map

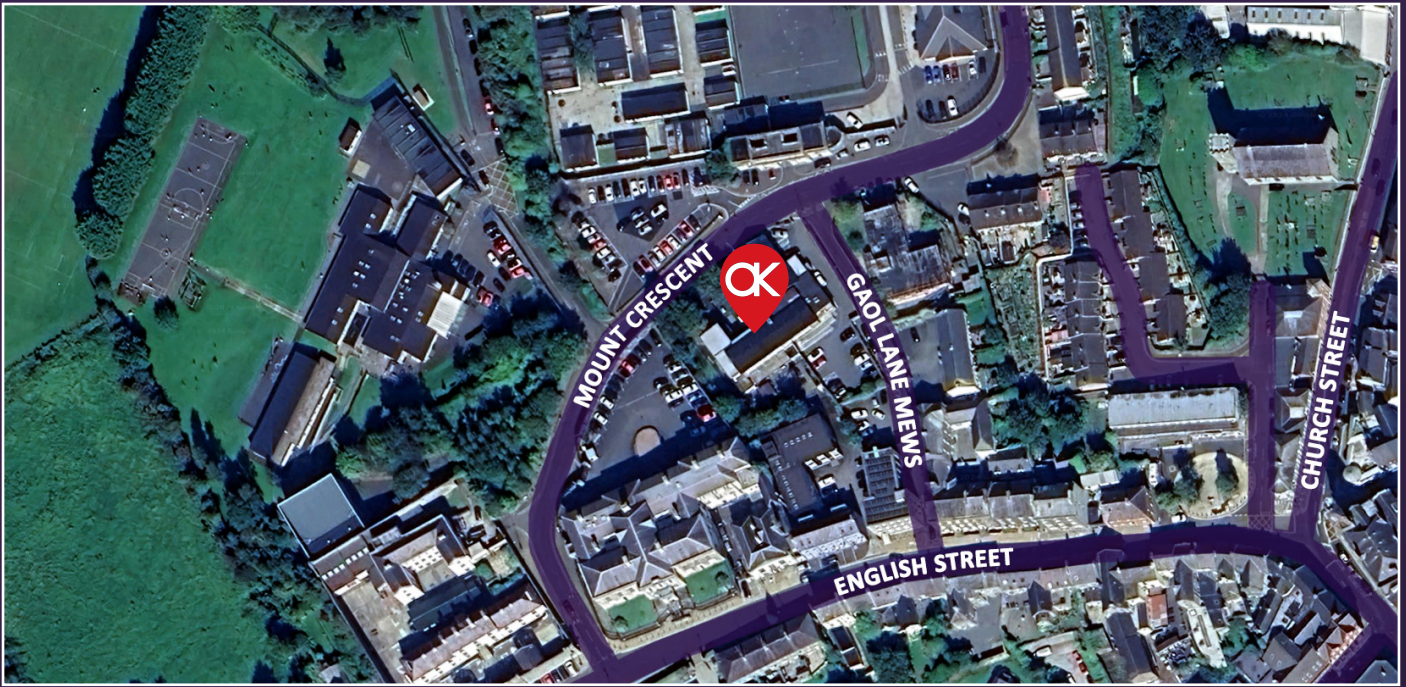


Ground Floor Plan

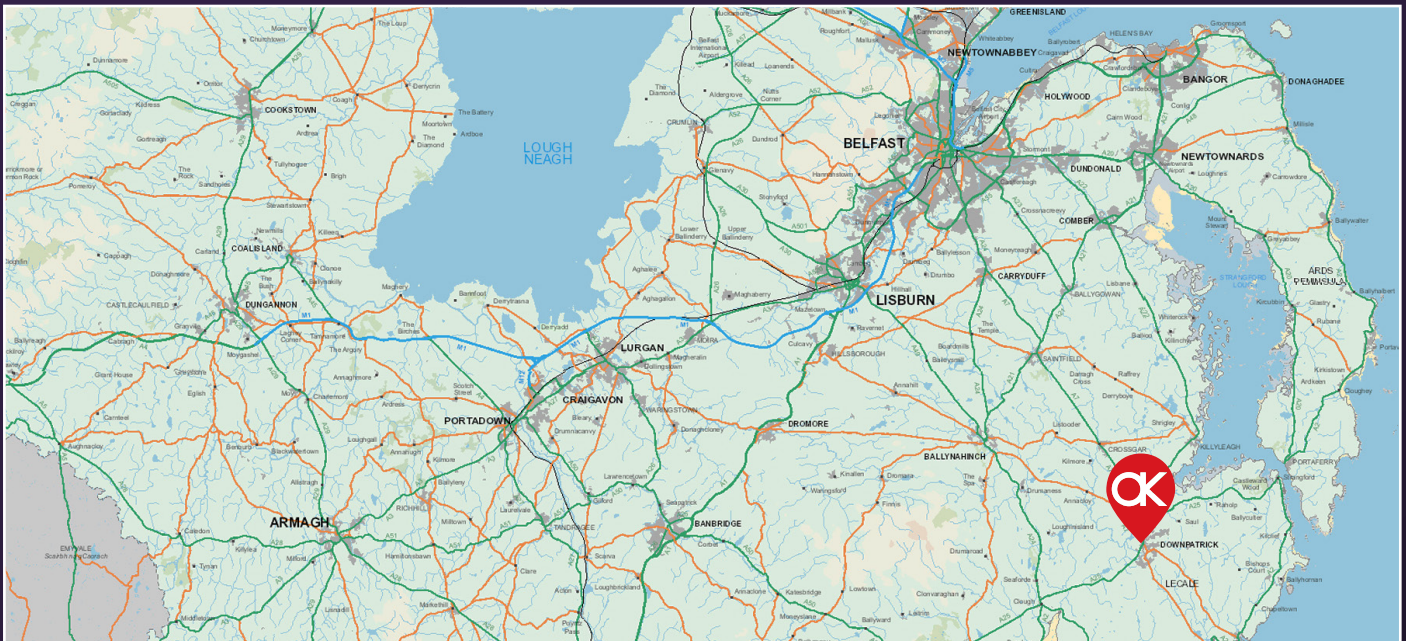


First Floor Plan





FOR IDENTIFICATION PURPOSES ONLY



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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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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