

FOR SALE

**Former Warrenpoint Police Station
22-26 Charlotte Street, Warrenpoint BT34 3LF**

POTENTIAL DEVELOPMENT OPPORTUNITY OF c.0.6ac (STPP) WITHIN WARRENPOINT TOWN CENTRE

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FEATURES

Prime position in Warrenpoint town centre

Ideal property for refurbishment/
redevelopment

Suitable for various uses (STPP)

Flat, square shaped land of c. 0.6ac,
well secured and bounded

LOCATION

The subject property is located in Warrenpoint, a small coastal town located in County Down, situated between the Mourne Mountains to the northeast and Carlingford Lough to the east.

Warrenpoint is situated approximately 8 miles east of Newry and around 50 miles south of Belfast, making it an important hub in the region. With a population of around 6,000 people, Warrenpoint is a predominantly residential town, attracting both locals and visitors drawn to its scenic views and proximity to outdoor activities in the Mournes.

The Republic of Ireland sits just 500 meters southeast of Warrenpoint across Narrow Water. The Republic of Ireland is currently accessed by road, which is circa 11 miles, however the Narrow Water Bridge is currently under construction and following completion, will reduce the distance to around 1 mile.

Warrenpoint town Centre offers a range of local amenities which include shops, bars, restaurants and cafes. Community attractions include the town Centre, Mourne Golf Club, Warrenpoint Marina and the nearby Mourne mountains for leisure activities.

St. Paul's High School, Our Lady's Grammar School and Warrenpoint Primary School are all within the town.

Land uses surrounding the subject comprise as outlined below:

North: Recreation lands and residential areas

East: Charlotte Street and town centre

South: Charlotte Street and town centre

West: Retail and residential





Property outline for indicative purposes only



DESCRIPTION

The former Warrenpoint Police Station closed to the public in 2014, then closed officially around 2018.

The station sits on a flat, reasonably square shaped site of circa 0.6 acres in the town centre. The land is currently laid in tarmac and is well secured and bounded by walling and fencing.

The former PSNI station sits in the centre of the land and comprises a large, two-story building. The building is circa 30 years old and was purpose built as a police station.

There is an NIE substation on the western boundary of the land, with a wayleave over the land to access this. We understand that the substation must remain and a Right of Way to access this is in place.

We are also aware of a memorial plaque on the external southern boundary wall which must remain.

Both the NIE substation and the memorial plaque are outlined in green in the aerial photo to the left.

Property outlines for indicative purposes only

ACCOMMODATION

We understand from measurement taken off Spatial NI the site measures 0.6 ac.

Approx building accommodation as below:

Room	sqm	sqft
Ground Floor		
Entrance	6.46	70
Hallway	28.84	310
Office 1	26.49	285
Office 2	16.85	181
Office 3	14.31	154
Stairwell	6.61	71
WC	3.8	41
Bathrooms	10.95	118
Cleaners Store	4.99	54
Armoury	10.12	109
Office 4	9.58	103
Stairwell	8.7	94
Store	106.08	1,142
First Floor		
Stairwell	6.43	69
Office 5	10.17	109
WC	3.94	42
Cleaners Store	2.33	25
Locker Room	12.94	139
Locker Room 2	36.56	394
Hallway	24.98	269
Office 6	15.88	171
Comms Room	8.08	87
Office 7	11.2	121
Office 8	22.89	246
Plant room	14.55	157
Total	423.73	4,561





PLANNING HISTORY

We note that there is no live planning on the land.

The subject land falls under two development maps within the Banbridge, Newry & Mourne Area Plan 2015.

Under both Maps, the subject land falls just outside the Warrenpoint Town Centre Limit but falls within an Area of Outstanding Natural Beauty and within an Area of Townscape Character.

TITLE

Freehold

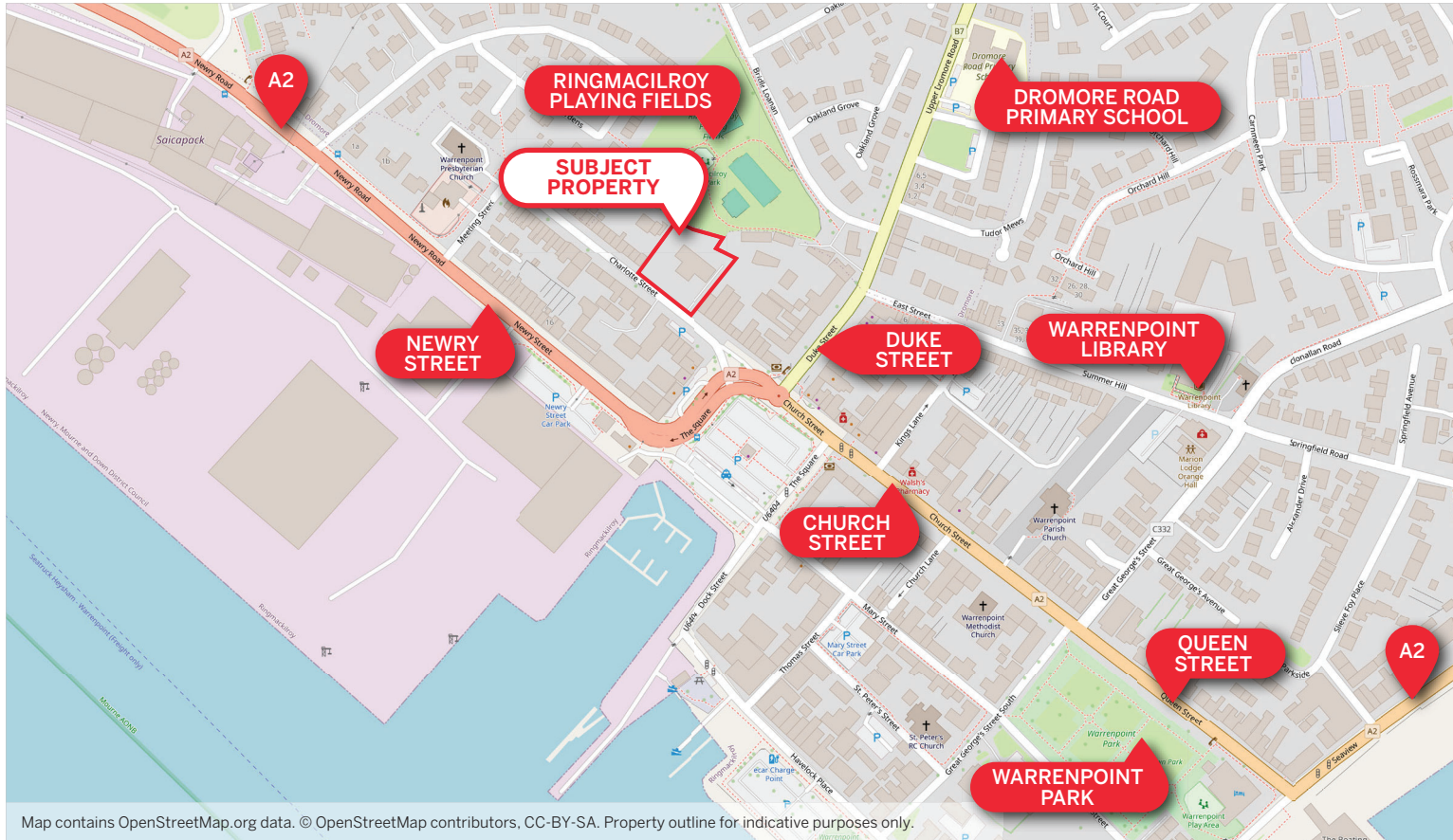
RATES PAYABLE

NAV:	£41,300
Rates Poundage 2024/25:	£0.580534
Rates Payable:	£23,976



*Property outline for
indicative purposes only*

LOCATION



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA. Property outline for indicative purposes only.

PRICE

Offers around £375,000 exclusive

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

TBC

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO₂ emissions</i>	
0-25	A	
26-50	B	
51-75	C	
76-100	D	TBC
101-125	E	
126-150	F	
>150	G	

CUSTOMER DUE DILIGENCE

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REF 23966

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