



FOR SALE

FORMER GARVAGH HIGH SCHOOL, 142 MAIN STREET, GARVAGH, BT51 5AQ  
UNIQUE OPPORTUNITY - FORMER HIGH SCHOOL ON LANDS OF C. 11.8 ACRES.





## Features

- Listed Former Garvagh High School
- Picturesque lands totalling circa 11.8 acres in the town centre
- Potential development / refurbishment opportunity (Subject to all required permissions)
- Suitable for a wide range of uses, subject to all required permissions



## Location

The subject land is located in Garvagh, a town located within the Causeway Coast and Glens Council district and situated just 12 miles from Coleraine, 20 miles from Ballymena and 46 miles from Belfast.

The village has a population of circa 1,300 occupants and benefits from numerous shops, a health centre, schools and a number of churches.

There are several accesses into the land, primarily the main entrance from Main Street via vehicular gates, with a secondary access after the Health Centre. There is also a pedestrian access from Lyttlesdale residential development on the north western boundary.





**DESCRIPTION**

The subject property comprises the former Garvagh High School on lands of circa 11.8 acres, with a frontage of 140 metres onto Main Street.

The entirety of the land is flat and of level ground.

The disposal comprises of the following;

- Listed Former school buildings
- Former caretakers dwelling
- Ancillary buildings
- Two tennis courts and playing fields.
- Remaining surrounding lands

The land is bounded by Garvagh Forest to the south and west, Main Street to the east and Garvagh Museum and dwellings to the North.

The land is picturesque and quiet, with stone walls bounding the front of the land and mature trees throughout. The land backs onto Garvagh Forest which is popular for leisure activities including walking and mountain biking.

The former school property is approximately 50,000 Sq.Ft. and is situated within the centre of the land. The school building itself is single storey, comprising a quadrangular layout of four inter-connected blocks positioned around a central open-air courtyard.

We understand there is a Tree Protection Order against a number of trees within the boundary walls. Plan available upon request.

**PLANNING**

The school buildings are BI Listed under the Northern Ireland Listed Buildings Database. BI listing is defined as 'Special buildings of local importance or good examples of some period of style'. The buildings were listed in February 2014 under listing reference HB03/02/035.

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

The lands are within the Garvagh Settlement Development and are protected within the Local Landscape Policy Area.

We recommend that all interested parties obtain a professional planning opinion regarding the potential of the land.

**ACCOMMODATION**

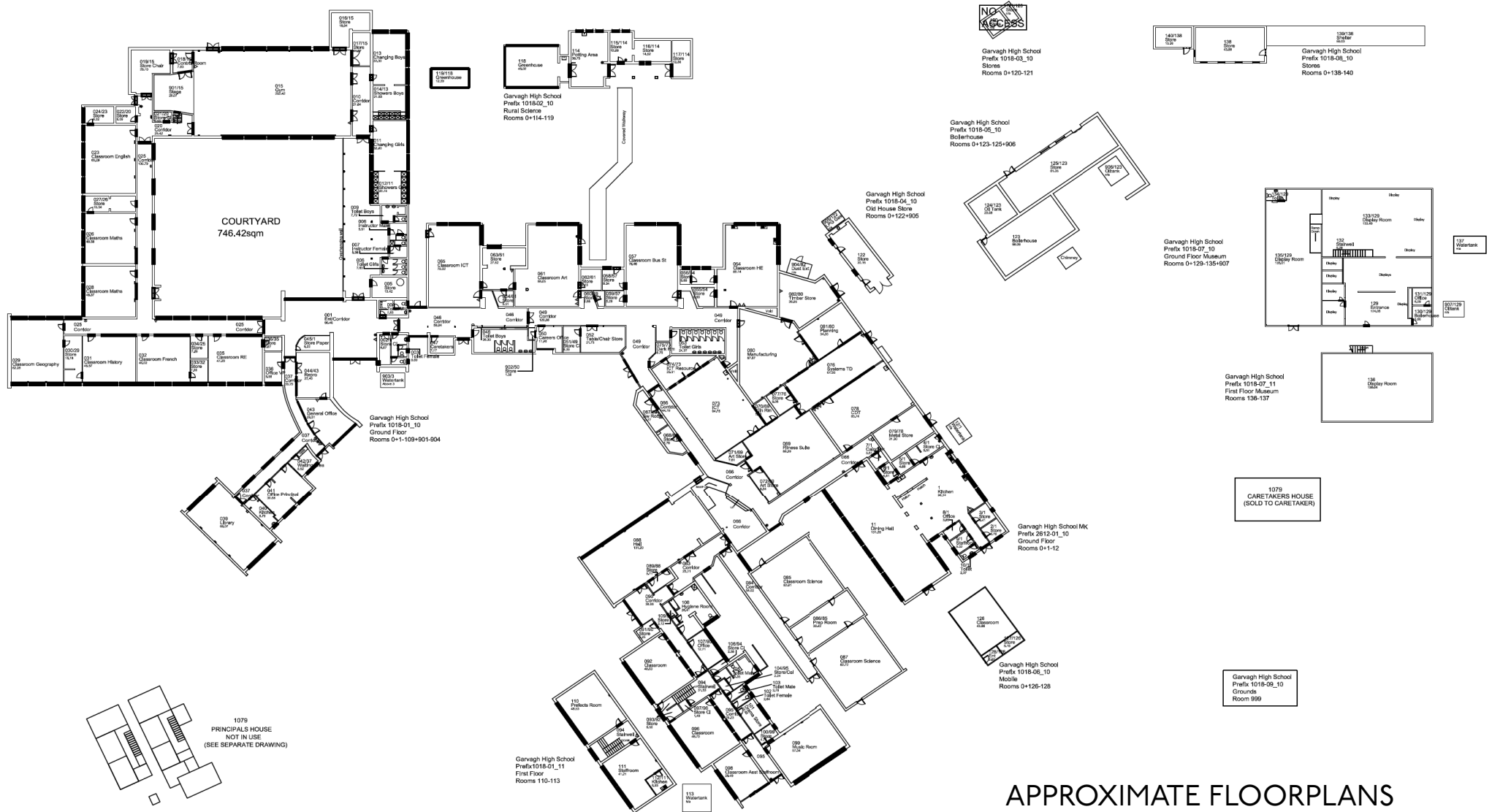
All sizes and areas are approximate and have been measured using Spatial NI;

	Size
Land	11.8 acres (4.76 hectares)
Main School Building	50,000 sq ft
Dwelling	1,880 sq ft
Outbuildings	2,689 sq ft









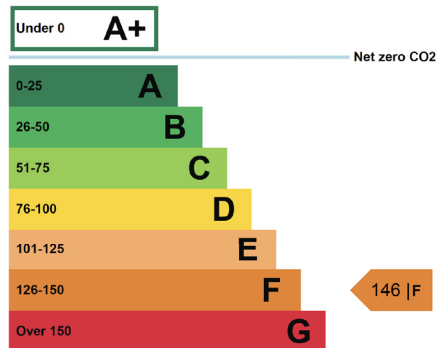
APPROXIMATE FLOORPLANS



## EPC Rating

The property has an EPC rating of F146.

A full certificate is available on request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Rates

As the property is currently vacant and is listed, we understand vacant rates are not applicable. However, upon occupation, the following should apply.

NAV – £65,800

Rates Payable 22/23 - £35,707.82

## Title

To be disposed of on a freehold / long leasehold basis.

## Price

POA

## VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

## Contact

Strictly by appointment with the sole Selling agent Lisney. For further information please contact:

Lynn Taylor

028 9050 1556 / 078 130 201 81

ltaylor@lisney.com

Andrew Gawley

028 9050 1552 / 079 170 075 22

agawley@lisney.com

## 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/ukxi/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 Lisney. 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.

