



FOR SALE

FORMER ARDNABANNON OUTDOOR EDUCATION CENTRE, 3-5 ARDNABANNON ROAD, CASTLEWELLAN, BT31 9EN
UNIQUE REFURBISHMENT /REDEVELOPMENT OPPORTUNITY C. 15.7 ACRES (STPP)

Lisney

OUTLINE FOR INDICATIVE PURPOSES ONLY

Features

- ◆ Unique refurbishment /redevelopment opportunity.
- ◆ Suitable for a wide variety of uses, subject to planning.
- ◆ Land of c. 15.7 acres.
- ◆ Buildings of c. 17,890 sq. ft.
- ◆ Grade BI Listed property constructed in 1868 and designed by notable architect Thomas Turner.



With the picturesque location, mature grounds and attractive Grade BI Listed Building, the potential uses are endless....the property could be refurbished into a wedding venue, hotel or nursing home.

The land may potentially be suited to holiday / tourism accommodation, for example a caravan park, campsite or glamping pods. Other possible uses could include an activity centre, childrens day nursery / playgroup etc. (all suggested uses will be to the purchaser obtaining relevant planning consents).

Please note, all parties are recommended to do their own research and seek planning advice and relevant consents.



Location

The subject property is located on the outskirts of Annsborough, a small rural village just 1.2 miles from Castlewellan and approximately 3.9 miles inland from Newcastle.

The town is circa 23 miles south of Belfast and 91 miles north of Dublin, with an approximate population of c. 2,782 occupants according to the 2011 Census.

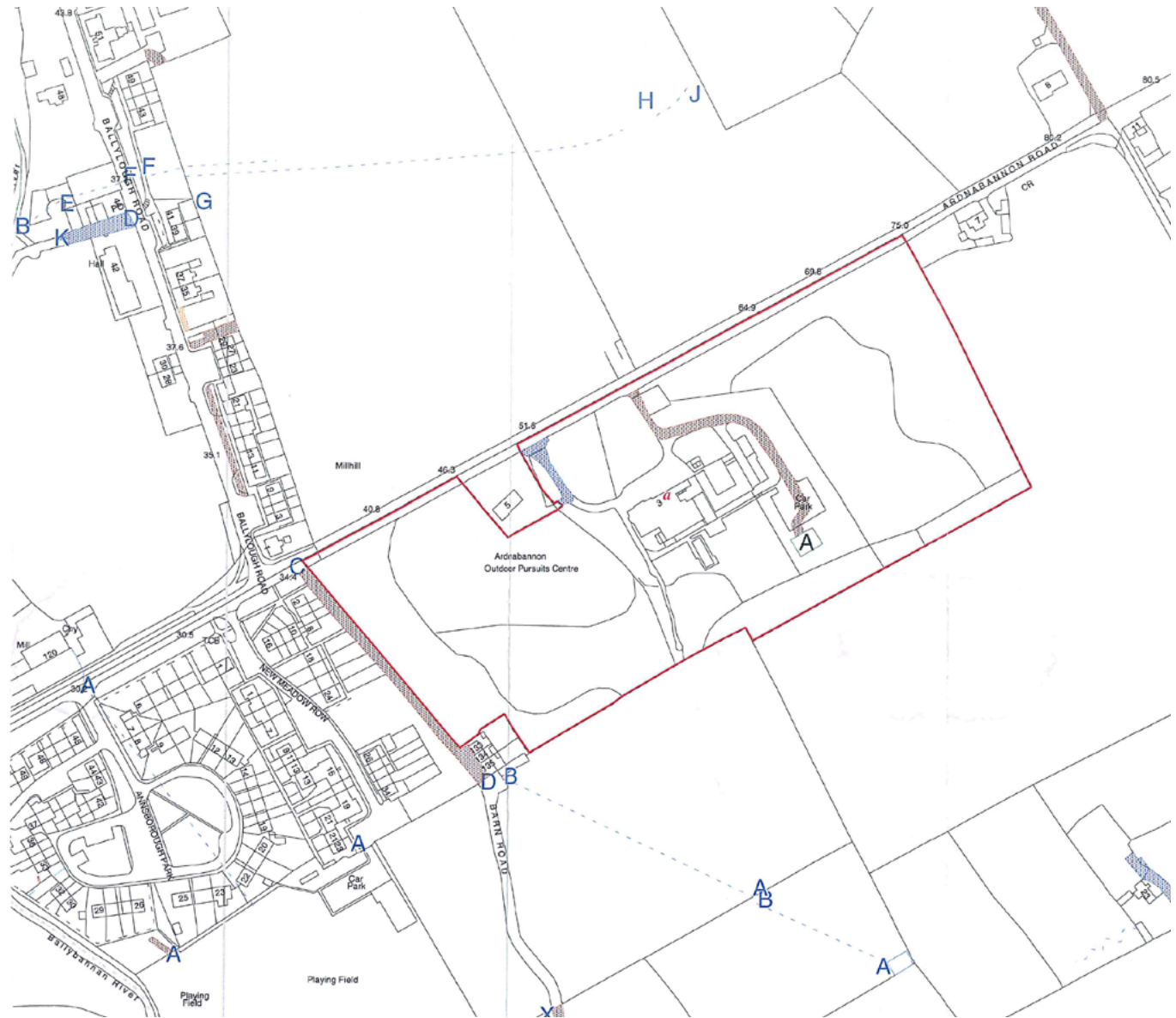
The immediate area comprises a mix of agricultural lands with low density residential and commercial uses.

Annsborough & Castlewellan are just a 10 minute drive from the seaside town of Newcastle along with the attractive beaches at Murlough and Dundrum.

The property is also only a 20 minute drive from the Mourne Mountains and Tollymore Forest Park, popular for walkers, bikers and campers alike.

Newcastle aims to promote itself as the "activity resort" for Northern Ireland and has benefited from a multi-million pound upgrade to the promenade and Main Street over the last number of years.

FOLIO MAP



Description

The total land encompasses circa 15.7 acres (6.354 hectares) and is rectangular in shape.

The land is well bounded by mature trees and hedging, fencing, stone walls and inclines from west to east. We understand there are no Tree Protection Orders on the land.

Access to the land and property is via two vehicular gates onto the Ardnabannon Road. The land directly around the buildings is tarmacked with several areas for parking.

The high-ropes / climbing frame remains and is securely fenced.

There are several buildings situated in the centre of the site, comprising circa 18,000 sq ft (1,666 sq.m.) in total.

The properties are a mix of relatively modern buildings, a temporary mobile building and the original listed property.

The original house and servants' quarters equate to approximately 7,900 sq ft (734 m²).

The property comprises several well proportioned rooms and appears to have been well maintained when the property was occupied, with several of the period features including ceiling roses, cornicing, stained glass windows, window shutters and fireplaces still intact.

We understand that after being purchased by the Down Education Authority in 1967, the property was converted

into an outdoor education centre and was extended to c. 100 bed living quarters.

Over the years, the main building has been extended several times to create the kitchens and canteen, living quarters, offices, recreational rooms and storage across ground and first floor levels.

The property benefits from a modern sports hall to the rear of the property, of circa 2,560 sq. ft.

The sports hall was built in 2013 with lined linoleum flooring and strip fluorescent lighting.

The outbuildings are situated to the rear of the main building and are arranged around two courtyards.

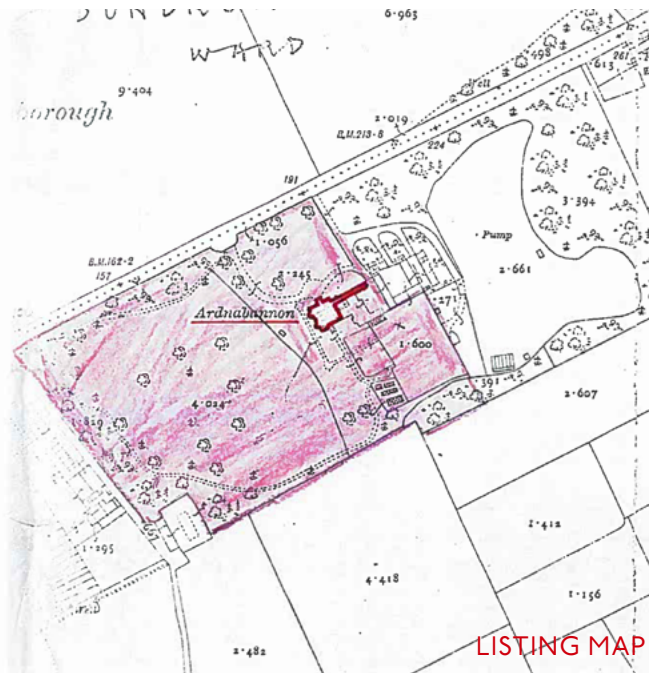
A number of the outbuildings were in use for outdoor equipment storage / garages and benefit from electric roller shutter doors. The outbuildings are in varying states of repair.



Listing

The Listed Building comprises of a large, former house and servant quarters constructed circa 1868.

The property was Grade BI Listed on 10/07/1980 under listing reference HBI8/11/040. BI listing is defined as “buildings of local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable”.



LISTING MAP

Planning

We note there are no current planning permissions nor recent applications on the subject property.

Under the Ards and Down Area Plan 2015, the subject property falls into the Annsborough Map under the following denotations;

- Area of Outstanding Natural Beauty
- Local Landscape Policy Area 3
- Outside the Settlement Limit

Extract from the Area Plan;

LLPA 3 - Ardnabannon Outdoor Pursuits Centre

- Listed former house and planned surroundings with significant tree belts along boundaries
- Rising ground with trees forms a good stop to development of the village contained within the valley and provides attractive vistas of this area from Mill Hill.

All interested parties are advised to make their own planning enquiries.

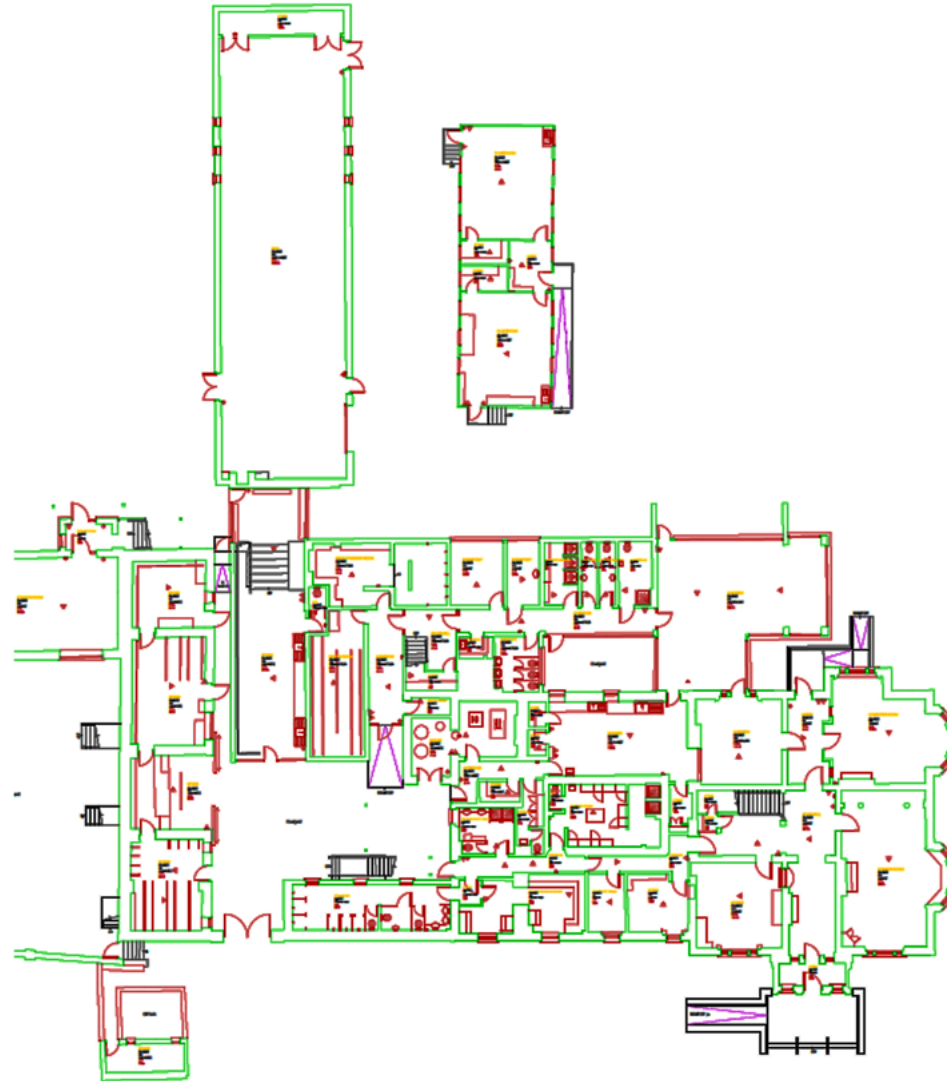


Accommodation

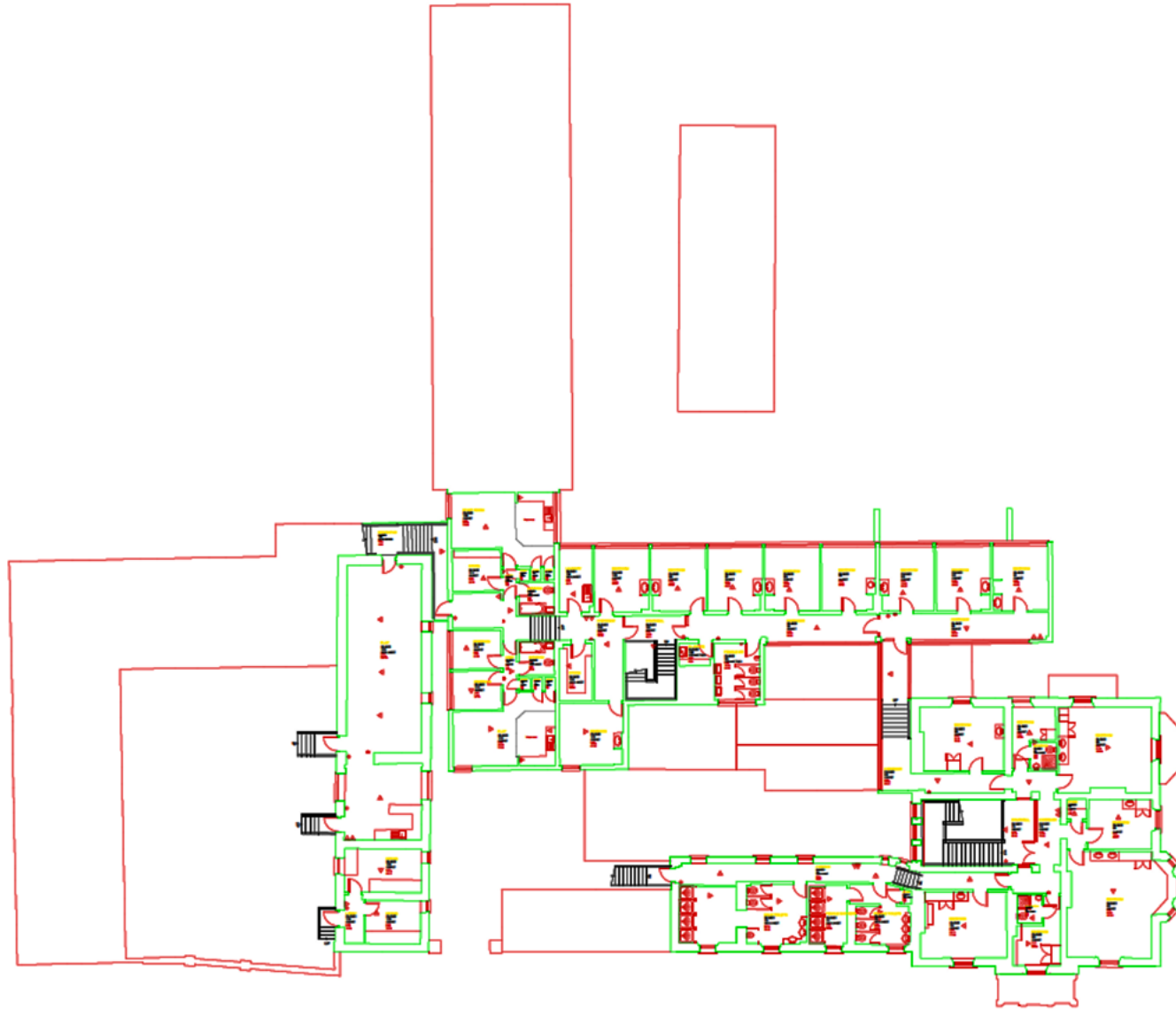
We have been provided with the Gross External Areas below;

Building 1: House Dwelling	
Ground Floor	2,347 sq. ft.
First Floor	2,486 sq. ft.
TOTAL	4,833 sq. ft
Building 2: Servants Quarters	
Ground Floor	2,260 sq. ft.
First Floor	807 sq. ft.
TOTAL	3,067 sq. ft
Building 3: Modern Extension	
Ground Floor	3,724 sq. ft.
First Floor	3,703 sq. ft.
TOTAL	7,427 sq. ft
Building 4: Sports Hall	
Sports Hall	2,560 sq. ft.
TOTAL BUILDINGS	17,887 sq. ft
TOTAL LAND	15.7 acres





GROUND FLOOR PLAN



FIRST FLOOR PLAN

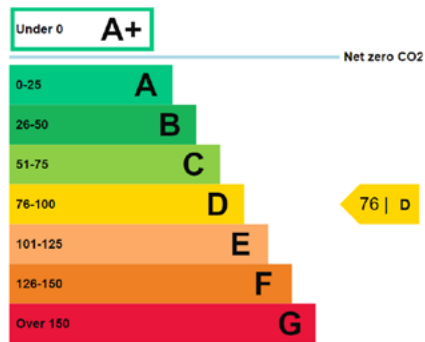
Stamp Duty

This will be the responsibility of the purchaser.

EPC

The property has an Energy Efficiency rating of D76. The full Certificate can be made available upon request.

This property's current energy rating is D.



Rates

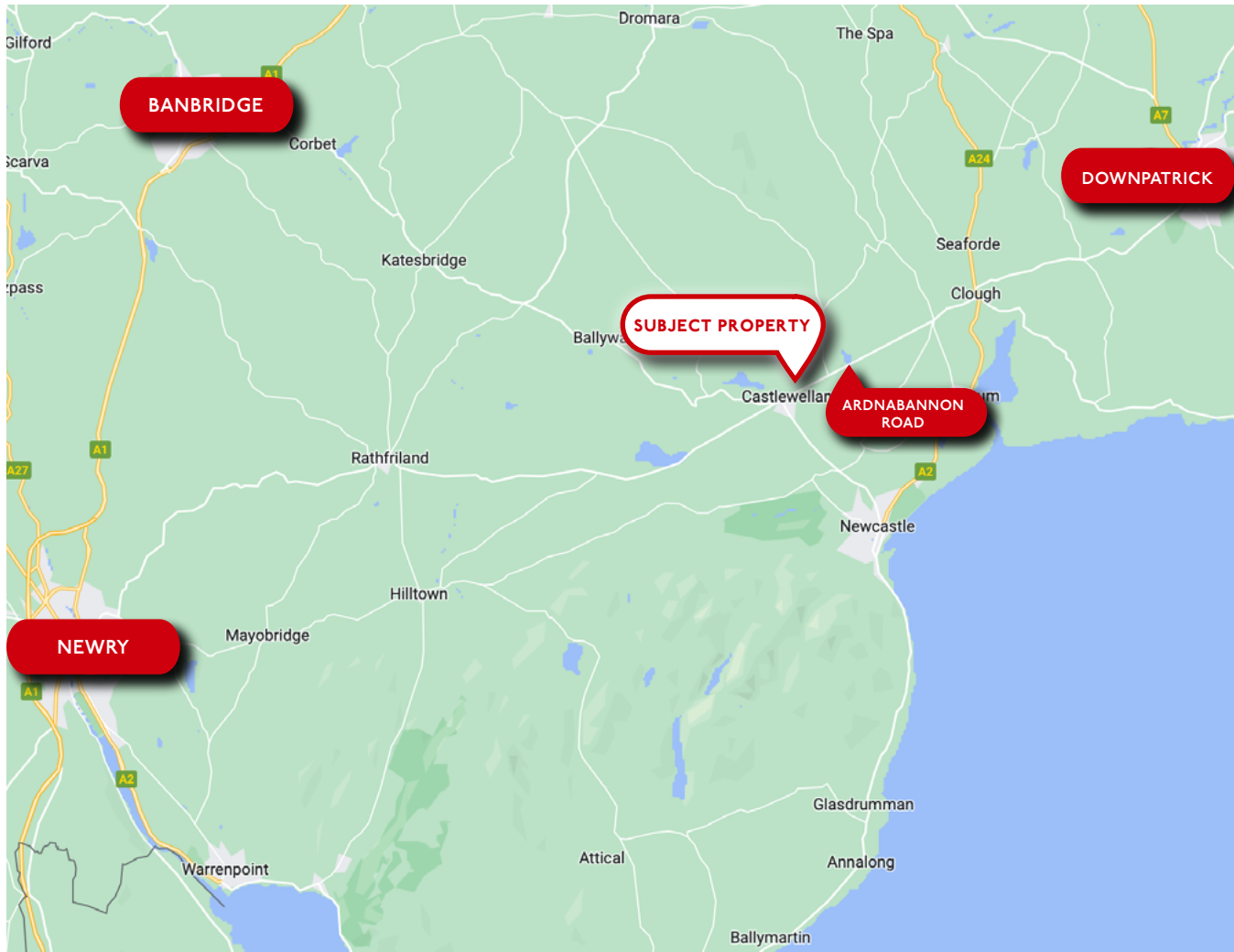
3-5 Ardnabannon Road – Ardnabannon Outdoor Education Centre

Description: Outdoor pursuits centre

NAV: £85,000

With a current Non-Domestic rate poundage of £0.523633 this results in the rates payable in 2022 / 2023 totalling £44,509.





Sale Price

£600,000 exclusive.

Title

We understand the property is held on a freehold basis.

VAT

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

Contact

Strictly by appointment with the sole Selling agent.
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