

FOR SALE

FAIRVIEW CAMPUS, 1 DUBLIN ROAD, ENNISKILLEN, BT74 6HQ
FORMER COLLEGE WITH BUILDINGS TOTALLING C. 125,000 SQ FT SET IN C. 3.4 ACRES.

Lisney



*Outlines for indicative purposes only

Executive Summary

The significance of the site within Enniskillen and the surrounding area cannot be underestimated.

- ◆ A rare opportunity to purchase a large site within the Town.
- ◆ Numerous buildings comprising c. 125,000 sq ft in total.
- ◆ C. 3.4 Acre Site.
- ◆ Fantastic redevelopment opportunity.
- ◆ Zoned as White Land in the Fermanagh Area Plan 2007.
- ◆ Potential uses may include Hotel, Retail, Office, Leisure & Residential (STPP).
- ◆ Offers invited.

History

Fairview campus closed its doors to students, with services transferred to the new Erne campus on Cornagrade Road in Enniskillen.

Location

The property is located in the heart of Enniskillen Town Centre, with the main entrance being via the Dublin Road.

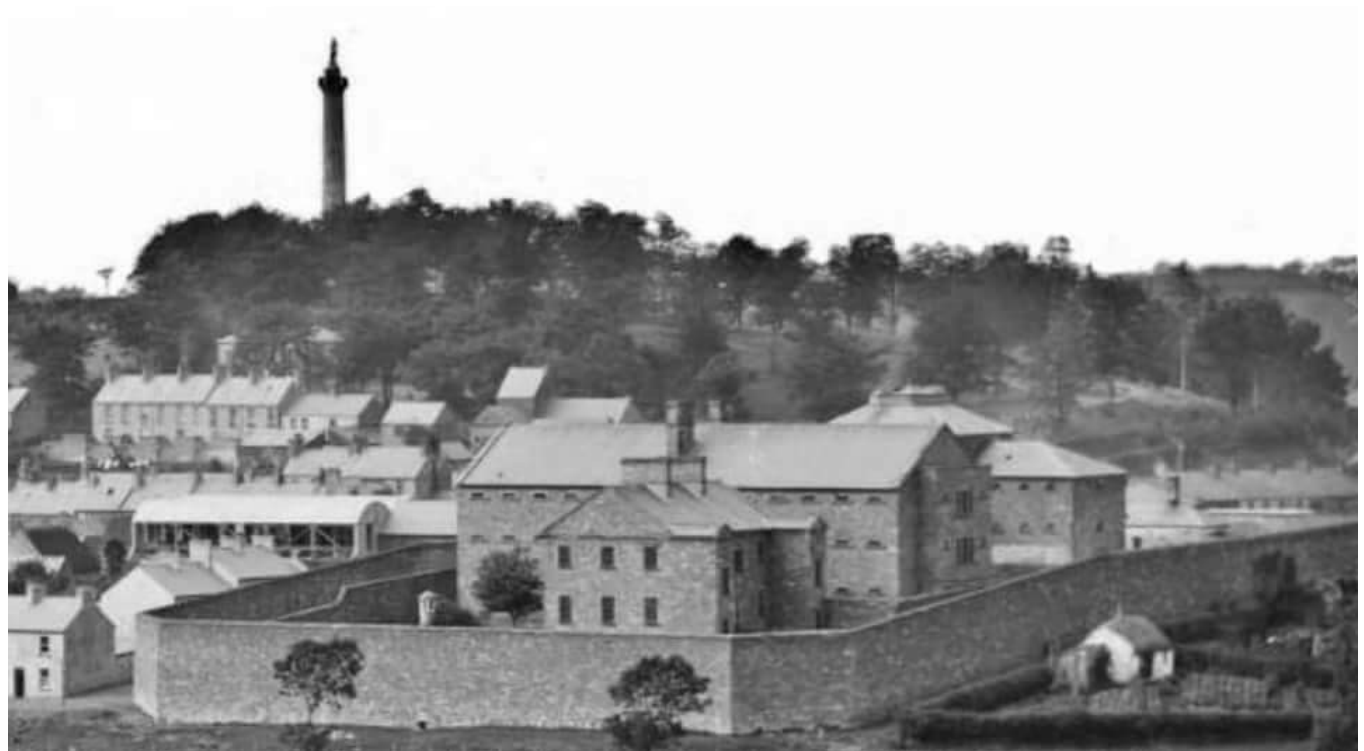
Transport links are excellent and the scale of the subject provides a number of potential entrances.

The immediate, highly sought after, area comprises mainly commercial properties with a small element of residential in close proximity.

Description

The site comprises a large number of existing buildings to include:

- ◆ Main college building with gymnasium, canteen, bar and classrooms
- ◆ Former Jail building
- ◆ Former Library building
- ◆ Associated car parking and
- ◆ Ancillary lands







Accommodation

We understand the property comprises over 125,000 sq ft of existing buildings.

Floor plans available upon request.

Description		Construction	Gross External Area (m2)	Year Built
Main Building	6 Floors	Steel Framed/Concrete infill.	5,352	1990
Main Building (Return 1)	3 Floors	Steel Framed/Concrete infill.	2,786	1990
Main Building (Return 2)	3 Floors	Steel Framed/Concrete infill.	1,236	1990
Gymnasium (Former Jail)	3 Floors	Stone/Slate	1,236.1	1850
Former Technical Building	3 Floors	Stone/Slate	654.4	1850
Former Library	2 Floors	Concrete/Slate	207	1933

Site

The site comprises c. 3.4 acres in total.

NIE Substation

We understand there is a NIE substation on site, further details upon request.

Title

We understand the property is held in a number of folios, the majority being freehold.

Listed Buildings

We understand the following.

The former Jail Building / Gymnasium Block

This building was Grade BI listed on 26 August 1977 under Listed Building reference HB12/17/043.

The former Library / Music Hall

This building was listed on 26 August 1977 under Listed Building reference HB12/17/044.

Planning

The site is located within the Development Limit as set out in the Fermanagh Area Plan 2007 and designated as 'White Land'.

We are not aware of any recent redevelopment planning applications having been lodged in relation to the site.

Please Note: all interested parties are advised to make their own enquiries into the potential planning approvals that could be achieved.

Method of Sale

The property is initially being offered for sale by private treaty.

VAT

All prices, outgoings and costs are exclusive of, but liable to, VAT.

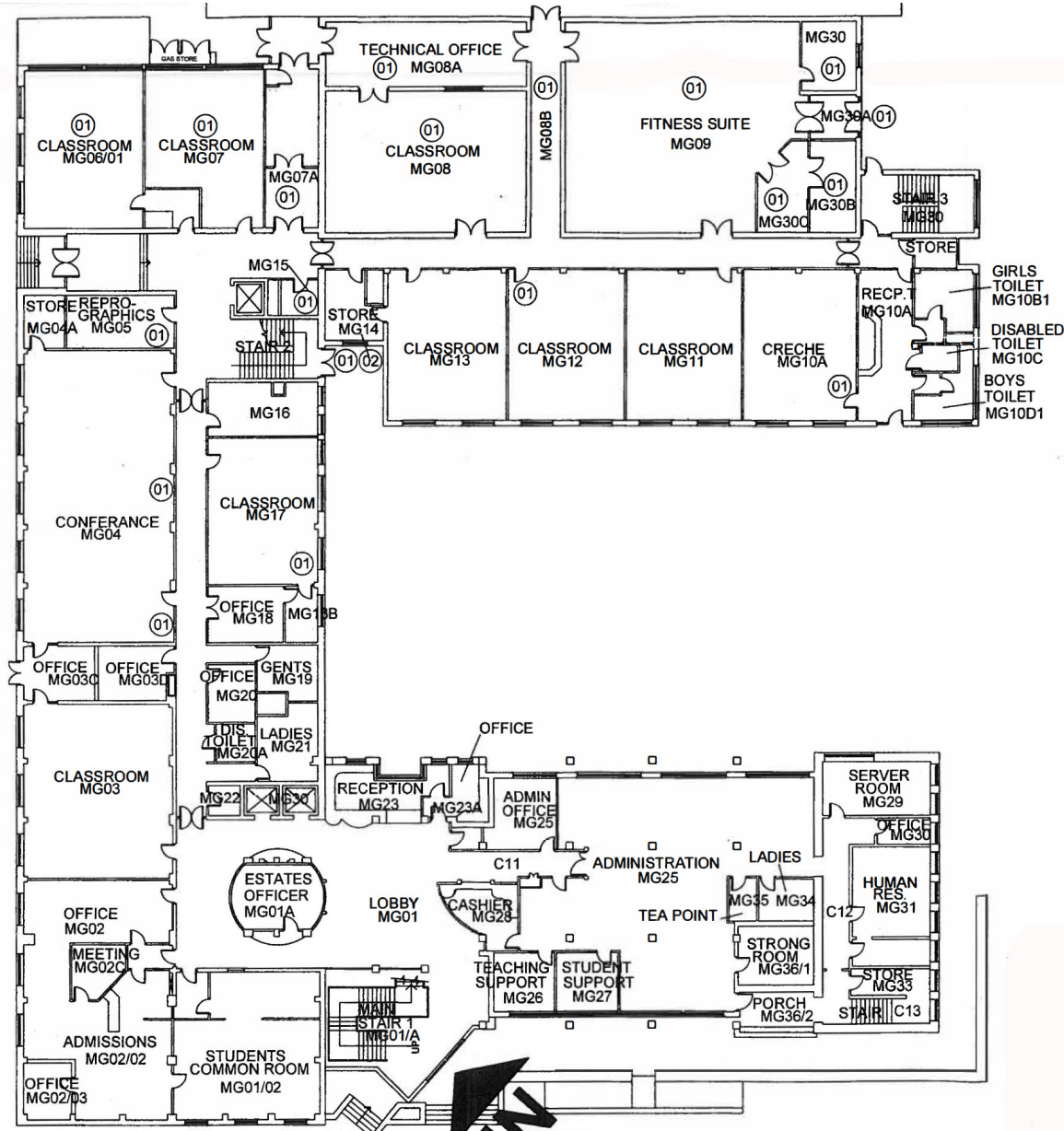
Stamp Duty

This will be the responsibility of the purchaser.

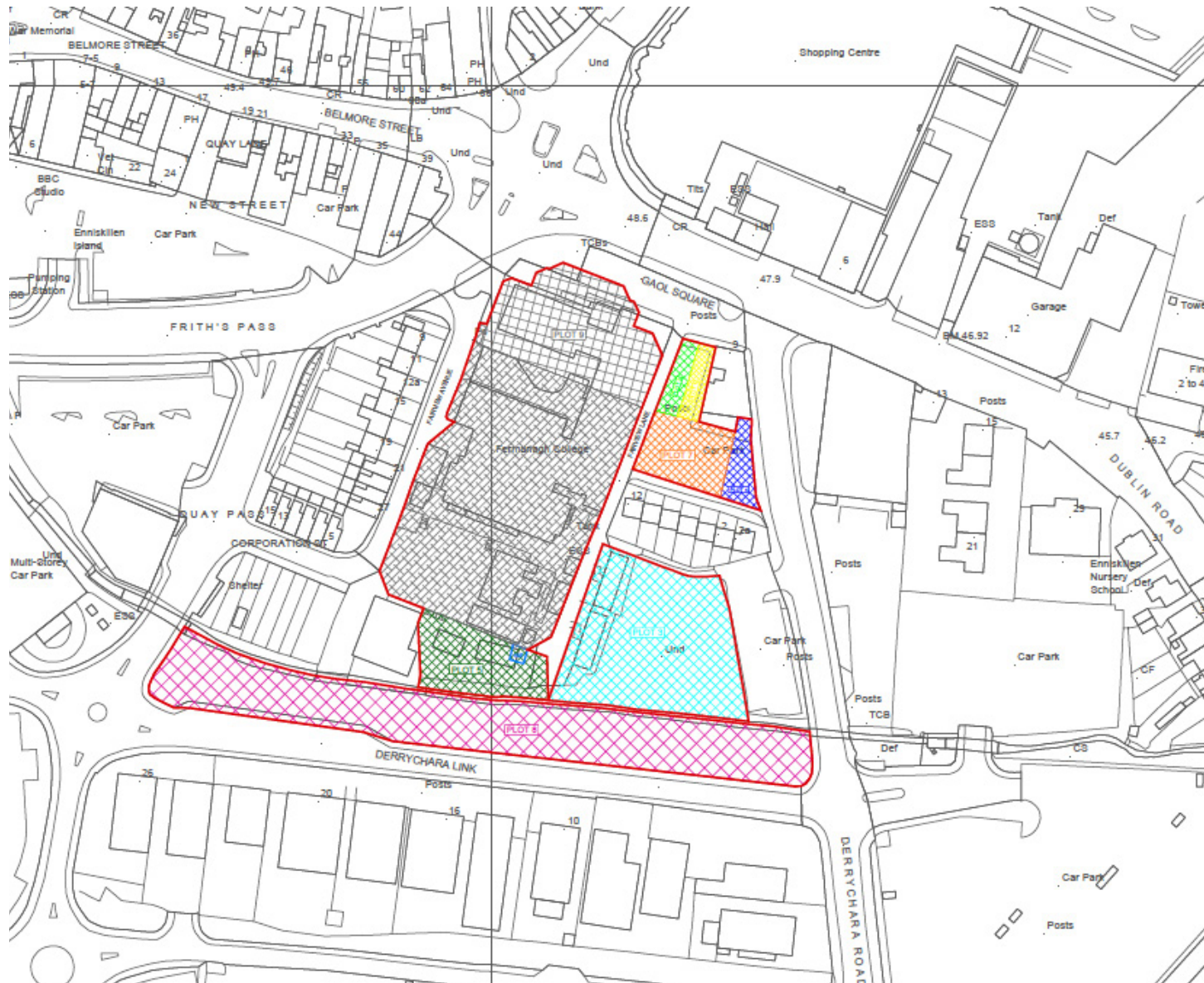
Rates

We understand the following applies.

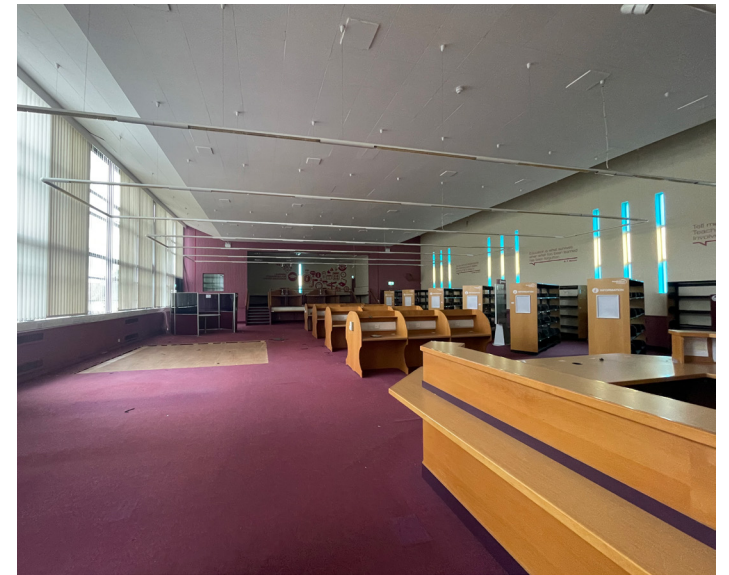
Net Annual Value	£151,500
Rate in the £ 22/23	£0.50624
Payable	£76,695.36



Example Floor Plan - Ground Floor



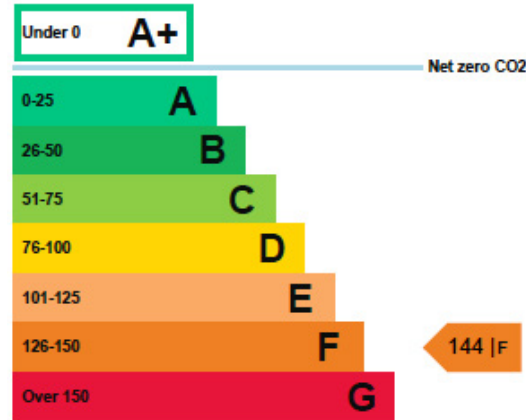
Site Plan





EPC

The property has an Energy Efficiency rating of F144 .
The full Certificate can be made available upon request.



Guide Price

Price upon Application.

Viewing

Strictly with the sole selling agent.

Contact

For further information please contact:

Andrew Gawley

028 9050 1552 / 07917 007 522

agawley@lisney.com

or

Lynn Taylor

028 9050 1556 / 07813 020 181

ltaylor@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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

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.

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