



FOR SALE

FORMER SOUTHERN REGIONAL COLLEGE, 55C GREENCASTLE STREET, KILKEEL, BT34 4BH
POTENTIAL REFURBISHMENT / DEVELOPMENT OPPORTUNITY IN KILKEEL TOWN CENTRE
BUILDINGS OF C. 11,780 SQ. FT ON A TOTAL SITE OF C. 0.5 ACRES

Lisney

Features

- ◆ Flat, rectangular shaped site of c. 0.5 ac
- ◆ Potential for residential development (STPP)
- ◆ Well maintained buildings, only vacated in 2022
- ◆ Potential for utilising existing buildings (STPP)

Location

The subject property is located in Kilkeel, the southernmost town in Northern Ireland and the main fishing port on the Down coast.

Kilkeel is within the Newry, Mourne & Down council district and lies circa 50 miles southeast of Belfast and circa 19 miles southeast of Newry. It had a population of 6,541 people at the 2011 Census.

The subject property is located on Greencastle Street, a busy main road running through Kilkeel.

The College is one of the last commercial properties on Greencastle Street and falls within the development limit.

The property is surrounded by a mix of commercial, retail and residential properties.

Description

The subject property is the former Kilkeel Southern Regional College and was vacated in July 2022. The college was in use up until this date and was maintained until then.

The overall site is flat, rectangular shaped and is secured on all sides by fencing and walls. The access to the land is Greencastle Street - via two vehicular accesses and one pedestrian access. The open land is made up of tarmac car parking and grassed land.

Internally the property is light and airy, benefiting from high ceilings and large windows on all sides.

The property is laid out with the following;

Ground floor – three large rooms, reception area, several small offices and bathrooms.

First floor – three large rooms, an office and two stores.

Accommodation

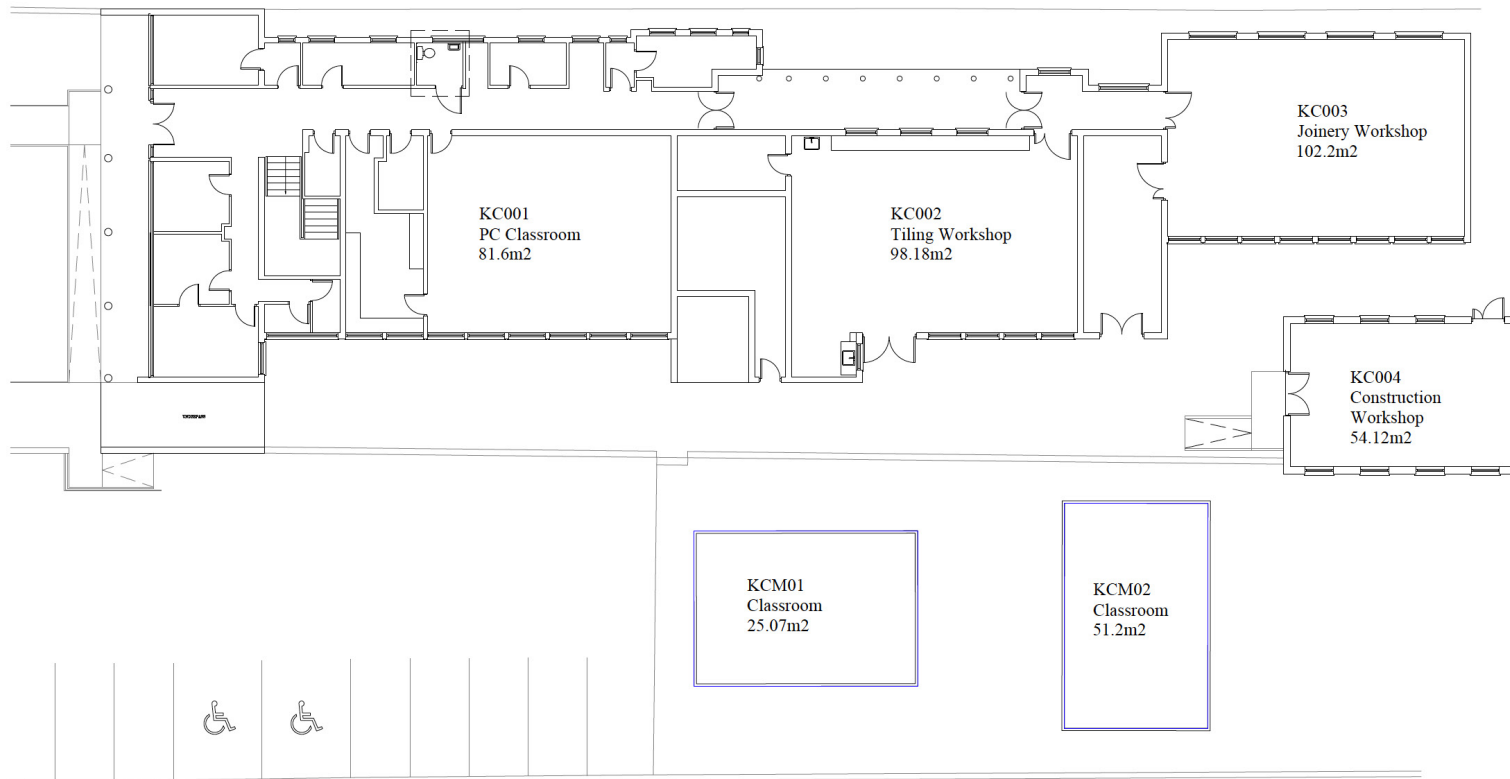
From measurements taken on Spatial NI, we understand the approximate areas to be as follows;

Land c. 0.5 acres.

	SQ. FT.	SQ. M.
Ground Floor	7,370	685
First Floor	3,310	308
Construction Store	655	61
Rear Stores	445	41
TOTAL	11,780	1,095

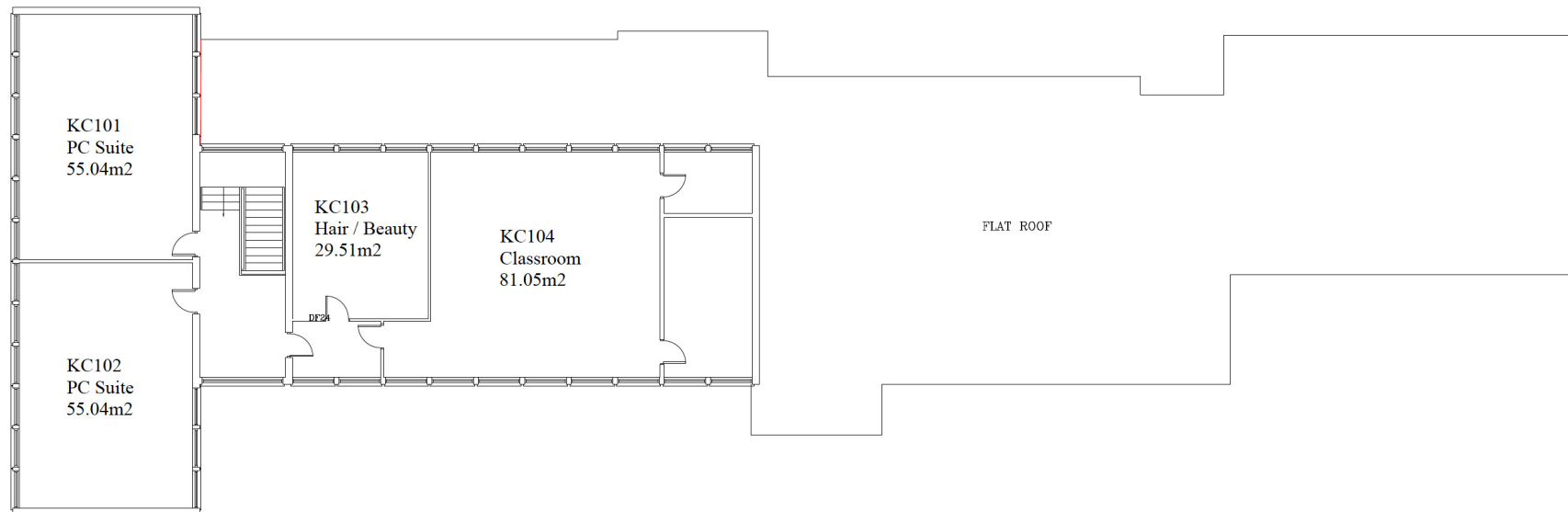


Kilkeel Campus Floor 0



PLEASE NOTE: BUILDINGS KCM01 AND KCM02 HAVE BEEN REMOVED

Kilkeel Campus Floor 1



EPC

The property has an Energy Efficiency rating of 36B. The full Certificate can be made available upon request.

Score	Operational rating	This building	Typical
0-25	A	36 B	
26-50	B		
51-75	C		
76-100	D		
101-125	E		
126-150	F		
150+	G		

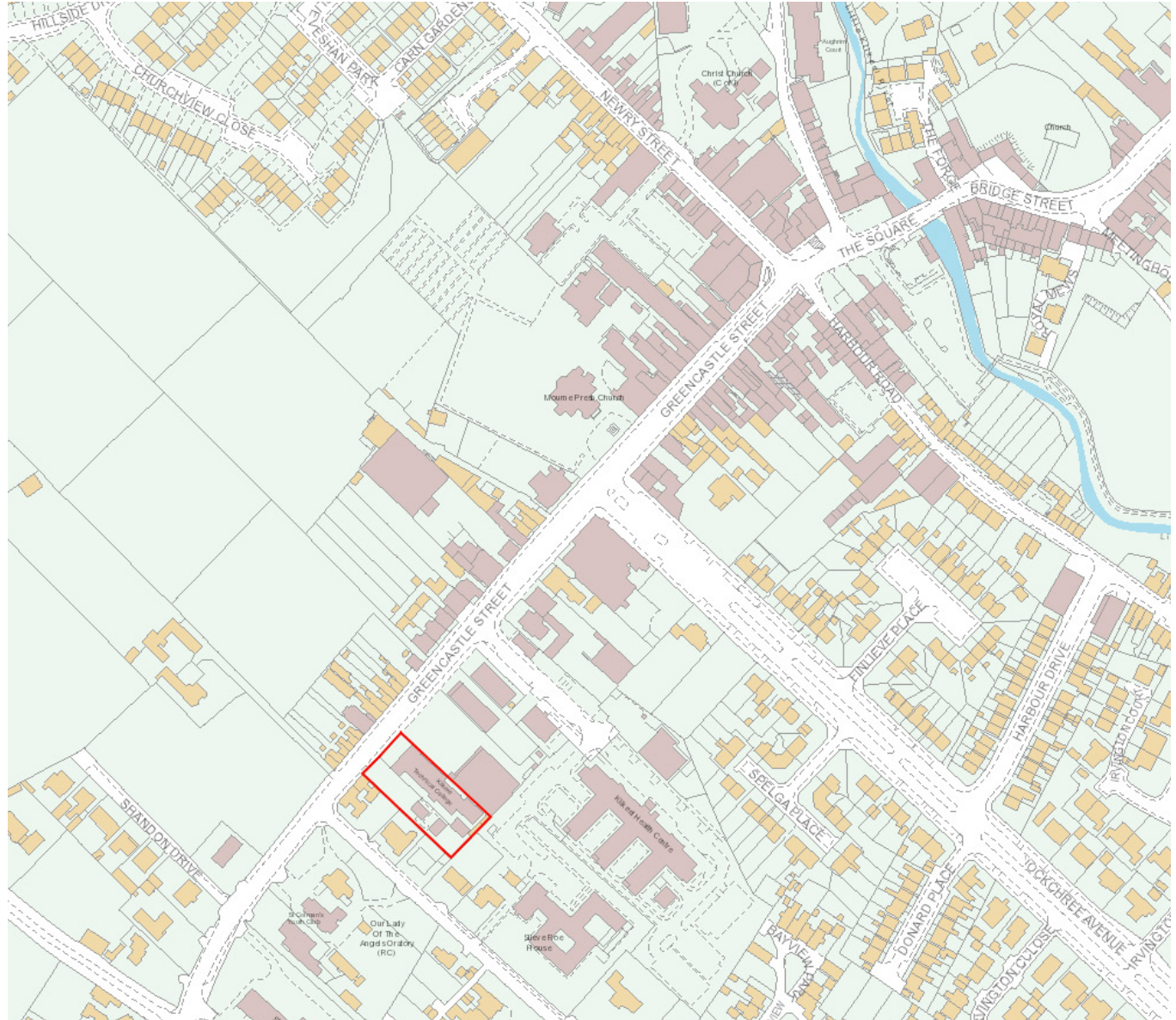
Rates Payable

Land and Property services shows the NAV for the property as £26,200, currently listed under 'College'

Therefore, rates payable in the 22/23 year are £13,719.

Value Added Tax

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



Planning History

After a review of Planning NI, we understand there are no live, expired or historic planning applications or permissions on the property.

The land is zoned as white land and is located within the development limit.

We note the land is within an Area of Archaeological Potential. We advise all interested parties to seek guidance on this.



Sale Price

£195,000 exclusive.

Stamp Duty

This will be the responsibility of the purchaser.

Title

We understand the land is held under two folios – part freehold, part unregistered folio.

We note that the unregistered land is currently undergoing first registration.







Contact

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

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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 - <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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