

FOR SALE

**Land of c. 1.4 acres, 79 Ballymacilcurr Road, Culnady, Maghera, BT46 5TT
FORMER CULNADY PRIMARY SCHOOL, MAGHERA**

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Land of circa 1.4 acres in centre of Culnady Village

Excellent building for refurbishment (Subject to Planning Permission)

Prime site for residential development (STPP)

Just 2.6 miles from Maghera town centre

Quiet, picturesque village

LOCATION

The subject property is located in Culnady, a small village in the Mid-Ulster Council District located just 2.6 miles from Maghera.

The village is circa 16 miles from Ballymena, 22 miles south of Coleraine and 42 miles from Belfast.

Culnady is home to around 150 people, with the nearest town of Maghera having a population of circa 4,500 people.

The subject asset sits between the Ballymacilcurr Road and the Culnady Road. The surrounding uses are as follows;

North Culnady Presbyterian Church & Cemetery

East Culnady Presbyterian Church & Cemetery

South Agricultural Land

West Ballymacilcurr road & agricultural land

DESCRIPTION

The former Culnady Primary School closed around 2019 and we understand the last enrolment figure was circa 22 pupils.

The primary school building sits on a well-proportioned, rural site of circa 1.4 acres.

The property is accessed from the Ballymacilcurr Road, via a downward sloping tarmac roadway and pavement with landscaped grounds to the side.

The land around the building comprises of a playground of c. 0.1 acres and a football field of circa 0.7 acres. The land is secure with palisade fencing around the perimeter and vehicular gates onto the Ballymacilcurr Road.

The buildings on site comprises the main school building which is circa 4,000 sq ft. The school is very much arranged in a primary school layout, with classrooms, assembly hall, canteen and children's bathrooms. We note there is also a small detached building of circa 200 sq ft adjacent to the main building.





ACCOMMODATION

The approximate areas are as below;

Room	Sq M	Sq Ft
Front office	19.7	212
Store	11.3	122
Bathrooms	26.6	286
Reception area	37.8	407
Corridor	20.0	215
Staff room	20.0	215
Handicap WC	3.2	34
Bathrooms	13.0	140
Classroom 1	58.1	625
Classroom 2	36.8	396
Classroom 3	37.0	398
Classroom 4	50.7	545
Canteen & stores	33.7	363
Outbuilding	14.8	160
TOTAL	384.4	4,138

PRICE

Offers around £140,000.



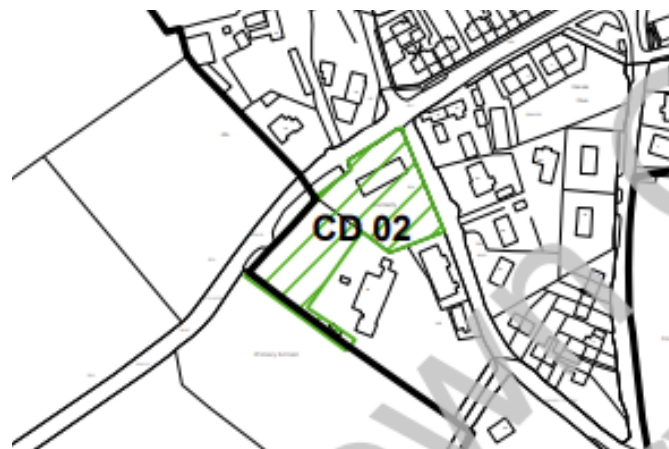
PLANNING

We note from a review of Planning NI that there are no live, expired or historic planning applications or permissions on the property.

Under the Magherafelt Area Plan 2015, the land is within the Culnady Settlement Development Limit.

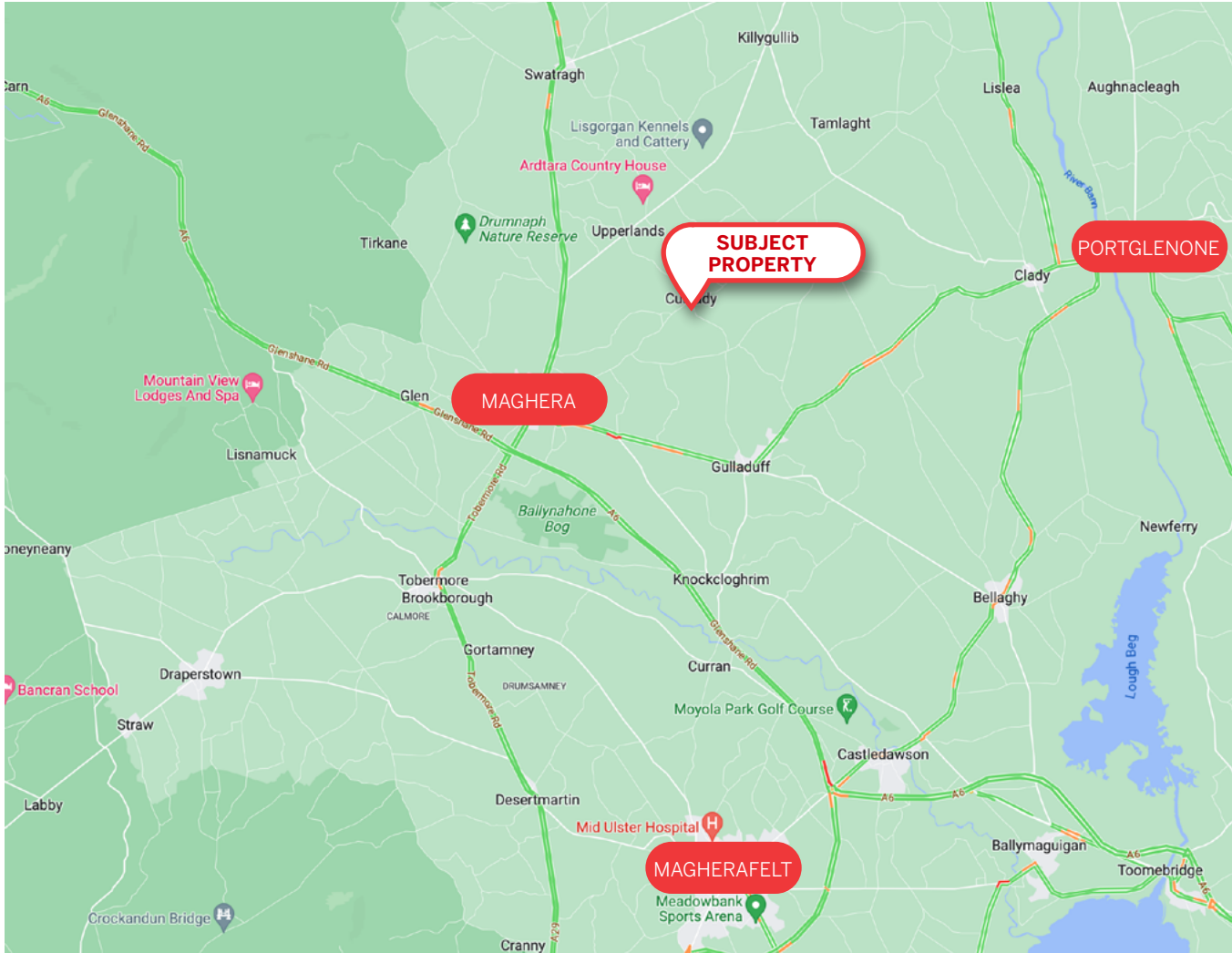
We also note that the entrance to the land is located in the Culnady Local Landscape Policy Area, noting that the following features contribute to the environmental quality, integrity or character of the area;

Visually important tree group at the primary school, beside the Presbyterian Meeting House; a good entrance / exit feature from the west.

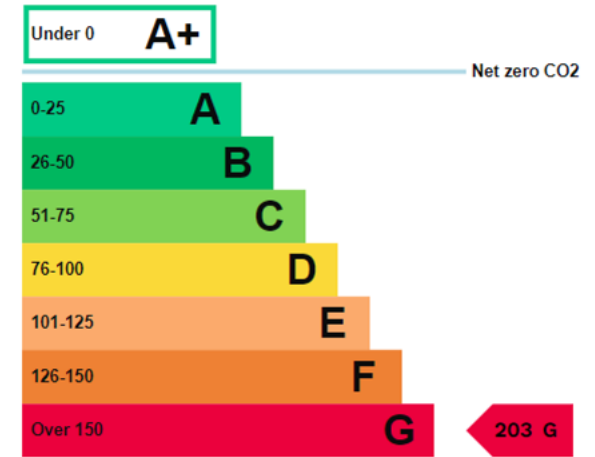




LOCATION



EPC



TITLE

Registered Freehold title.

RATES

The rateable value as per the Land and property website:

Net Annual Value:	£4,600
Rate in the £ 23/24	0.533449
Rates payable 23/24:	£2,453.87

VAT

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

Lisney

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