



Lisney

COMMERCIAL REAL ESTATE

ALTNAGELVIN  
HOSPITAL

CITY CENTRE

SUBJECT  
PROPERTY

GLENSHANE  
ROAD

DRUMAHOE  
ROAD

**FOR SALE**

**Former Faughan Valley High School, Drumahoe Road, Derry~Londonderry**

POTENTIAL RESIDENTIAL DEVELOPMENT LAND OF CIRCA 4.5 ACRES WITH PREVIOUS OUTLINE PLANNING

OUTLINE FOR INDICATIVE PURPOSES ONLY



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## FEATURES

Land of circa 4.5 acres (1.82 ha)

Prime residential development site (STPP)

Previous outline planning for residential development

Village location just 2 miles from Derry~Londonderry City Centre

Flat, well bounded land

Part Grade B listed building on site

### LOCATION

The subject property is located in Drumahoe, a village on the outskirts of Derry~Londonderry.

Situated on the A6 dual carriageway to Derry, Drumahoe experiences a high level of passing traffic both into and out of the City.

The village is situated just 2 miles from the city centre, 14 miles to Strabane, 30 miles to Coleraine and 70 miles to Belfast. It comprises of a number of shops, petrol station, church and primary school.

The subject lands are located on the right hand side of the Glenshane Road, travelling towards Derry City Centre.

The surrounding land uses include;

**North** Drumahoe Primary School, Drumahoe Army Cadets, a playpark and Drumahoe District Park.

**East** Drumahoe Road and a large housing development

**South** Detached dwellings and Drumahoe Village

**West** Glenshane Road, Londonderry YMCA and Riverside Stadium football pitch





## DESCRIPTION

The former Faughan Valley High School closed in 2007, following the merger of Faughan Valley and Clondermot High School to form Lisneal College, which is just a few miles away on Crescent Link.

The site comprises circa 4.5 acres of flat land in a triangular site between the Glenshane Road and the Drumahoe Road. It is well bounded and secured with palisade fencing with the access to the site off the Drumahoe Road. The frontage along Drumahoe Road is circa 130 metres. A swathe of trees has been retained along the southern boundary of the land to shield the subject land from the Glenshane Road, both visually and acoustically.

The former school building comprises a large, one and two storey building with two internal courtyards, totalling circa 58,000 sqft. We understand the property comprises the original Grade B2 listed section of the property and from this, many extensions have been built over the years.

The land surrounding the former school building comprises grassland, car parking and tennis courts.









## ACCOMMODATION

From measurements taken on Spatial NI, we understand the land and properties measure as below.

Site area	4.5 acres	1.82 hectares
Listed Section of Building	12,400 Sq. Ft.	1,152 Sq. M. (outlined in red below)
Remaining Building	25,500 Sq. ft.	4,227 Sq. M.







## LISTED BUILDING

We note from a review of the NI Listed Buildings Database that part of the main two-storey school building is Grade B2 listed. The listed portion of the building has been outlined in yellow in the plan to the right.

The relevant extract from the NI Listed Buildings Database is as follows;

Listed building reference: HB01/06/016

Extent of listing: School building (includes main entrance gate, piers and screen wall)

Listing: Grade B2

Date of listing: 21/7/1995

We note the following summary from the Listing;

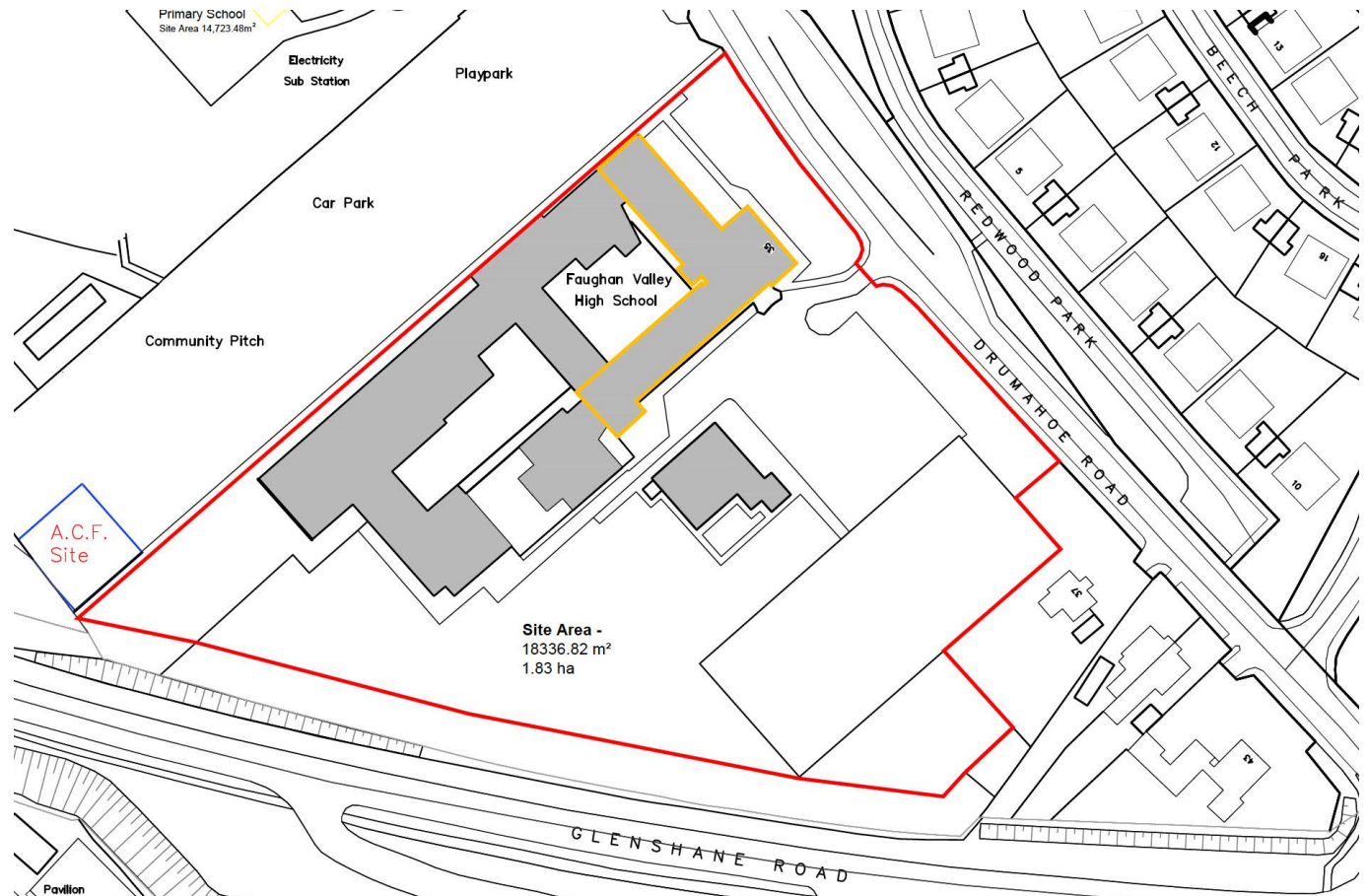
*An asymmetrical school built c.1958 to designs in the 'International Modern' style by Noel Campbell.*

*Although later additions to some extent compromise its architectural integrity, the school remains one of the best examples of its type from the post-war period, when economical construction was a necessity and innovative design solutions led to greater efficiency.*

*The interplay of two and three storey volumes demonstrate a planned three-dimensional relationship between the spaces with a system of proportion that is consistently rigorous inside and out.*

*Large expanses of curtain glazing, pilotis and a restrained use of sandstone cladding provide strong modernist references and whilst the building is deliberately simple and without decoration, a few key organic elements such as the entrance canopy, the timber clad curved water tank on the roof and the stairwell ballustrading lift the design above basic functionality.*

*As an intact example of a school by an architect who was noted for the modern idiom in which he worked, this building is somewhat rare. It also has important social value for the local community.*



## PLANNING

### Zoning

The land falls within the Derry Area Plan 2011 and is located within the Development Limit.

We understand the land is currently zoned as 'Existing Recreation and Open Space', however there is previous outline planning on the land for residential development.

### Planning Applications

After reviewing Planning NI, we note the following key planning application;

*Application: Mixed-use development to include semi-detached residential units, re-use of the former school building for apartments and community hall, multi-use games area (MUGA pitch), changing facilities, children's play area, car parking for adjacent Primary School and associated landscaping.*

*Application reference: A/2010/0362/O*

*Application granted: 03 Apr 2012*

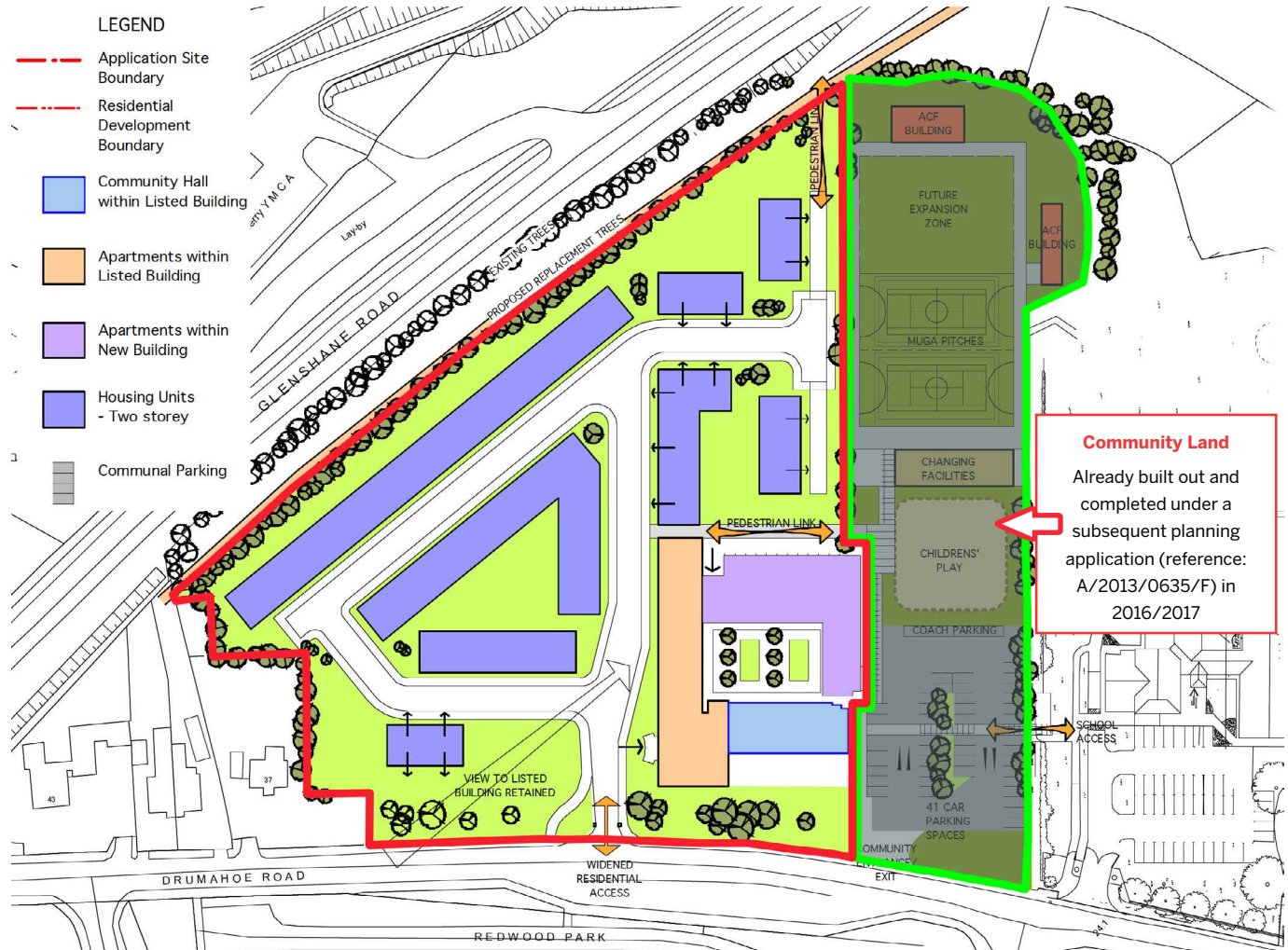
The above application was for a larger site to include the recreational land adjacent to the subject land, outlined in green on the plan to the right.

We note a subsequent planning application for solely the recreational land was granted in 2016 and has now been built out and completed, providing the community facilities shown within the green outline on the plan to the right.

Although the existing planning on the subject land is outline planning rather than full planning or reserved matters planning, we believe it may establish the precedent of residential development on the land.

We advise all interested parties to seek their own professional planning opinion on the ability to develop the land.

Plan below taken from outline planning permission granted in 2012





## RATES

We understand the rates are as per the Land and Property services website, as listed below.

NAV: £30,000

Rates payable - 2023/24: £19,000.86

We have been advised that the building is exempt from vacant rates due to the listed building status.

## EPC

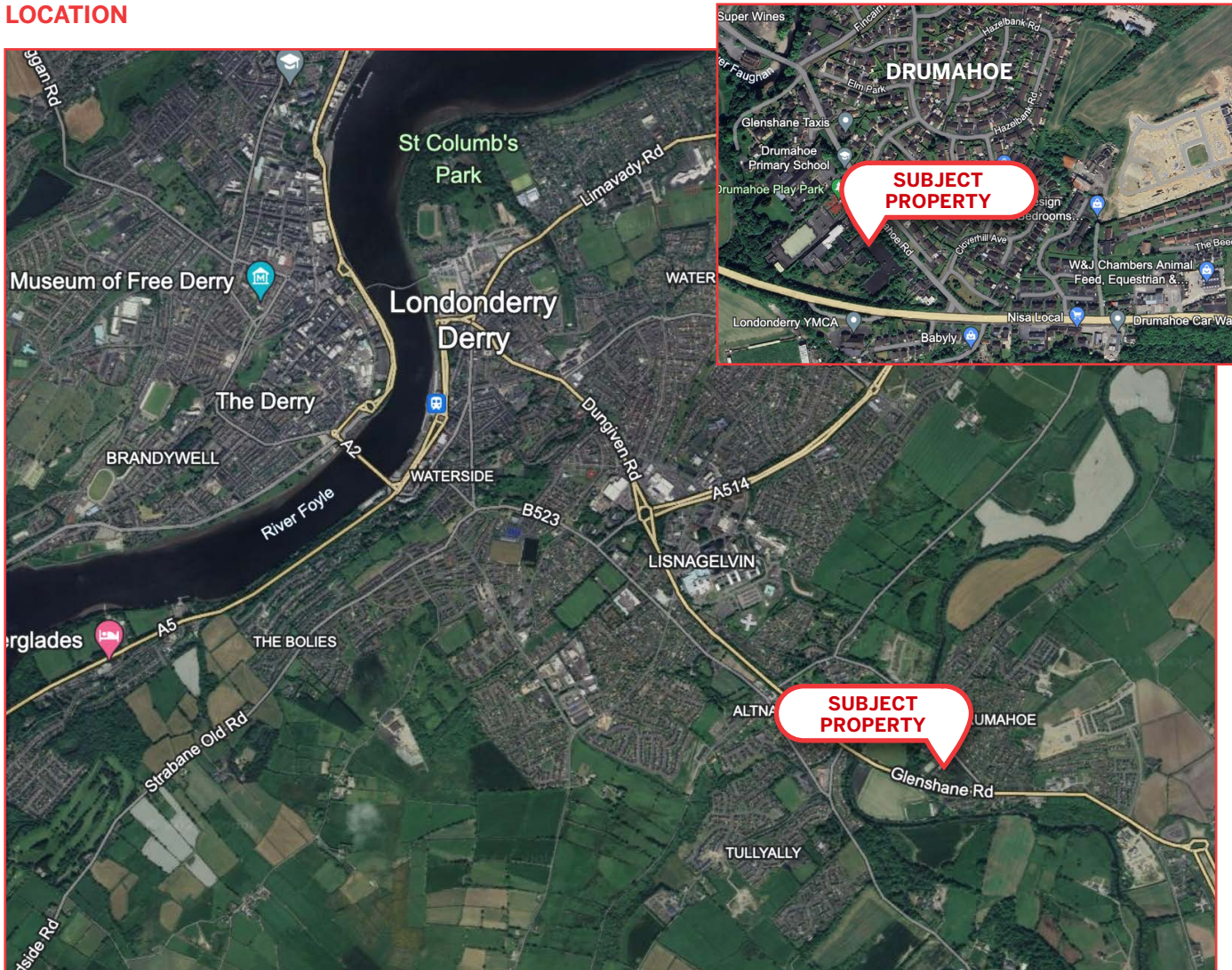
The property has an Energy Efficiency rating of C72. The full Certificate can be made available upon request.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C	72 C	
76-100	D		
101-125	E		100
126-150	F		
150+	G		





## LOCATION



## SALE PRICE

£525,000 exclusive.

## VAT

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

We understand VAT is not applicable in this sale.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## 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.

# Lisney

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