

**FOR SALE**

**Former Lisferty Primary School  
64 Farriter Road, Dungannon BT70 1SH**

IDEAL REFURBISHMENT / REDEVELOPMENT OPPORTUNITY IN PICTURESQUE SETTING (STPP)

**Lisney**

COMMERCIAL REAL ESTATE



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## FEATURES

Refurbishment/development opportunity (subject to planning)

Rectangular site of circa 0.8 acres

Quiet rural location just 5 miles from Aughnacloy and 8 miles from Dungannon

Rare opportunity to become available in this area

Beautiful former schoolhouse, prime for refurbishment

Mature, landscaped grounds

## LOCATION

The subject land and property is located on the Farriter Road, just 5.4 miles from Aughnacloy, 8 miles from Dungannon, 22.5 miles to Portadown and 47.5 miles to Belfast.

The majority of the surrounding land use is agricultural land with a number stand alone dwellings.



*Property outline for indicative purposes only*

## DESCRIPTION

The subject property comprises the former Lisfearty Primary School.

We understand the school closed circa 2019 following a decline in enrolment numbers and has been vacant since.

The subject asset comprises two former school buildings on a rectangular plot of land, accessed from the Farriter Road.

Overall, the site extends to circa 0.8 acres of land with a frontage of circa 63 metres to the Farriter Road. The land slopes upwards from the Farriter Road towards the rear boundary of the site. There is a long lay-by between the road and the land.

The land is well bounded by hedging and fencing around the entire site, with landscaping throughout. Buildings on site include the former school building, extended by a semi-permanent building to the rear, a standalone mobile classroom and a shelter.

The land surrounding the former school building comprises a sloped grass football pitch and a tarmac playground.





## PLANNING

From a review of the Listed Buildings Database, we note the building is not Listed.

After reviewing Planning NI, we note that there are four historic planning permissions on this property, all related to the former primary school use.

Given the natural rectangular shape of the site, the access in the centre of the land and what appear to be good sight lines, the land appears to be prime for redevelopment of the school building into a dwelling and a potential single dwelling site on the left hand side of the land, all subject to obtaining the necessary planning and consents.

We would recommend that all interested parties seek their own planning advice on the development potential of the land.

## ACCOMMODATION

We understand the building measures approximately 3,375 sqft (313.58 sqm).

The footprint of the total site is circa 0.8 acres.





## TITLE

Freehold

## RATES PAYABLE

From a review of Land & Property Services website, we understand the rates to be as below:

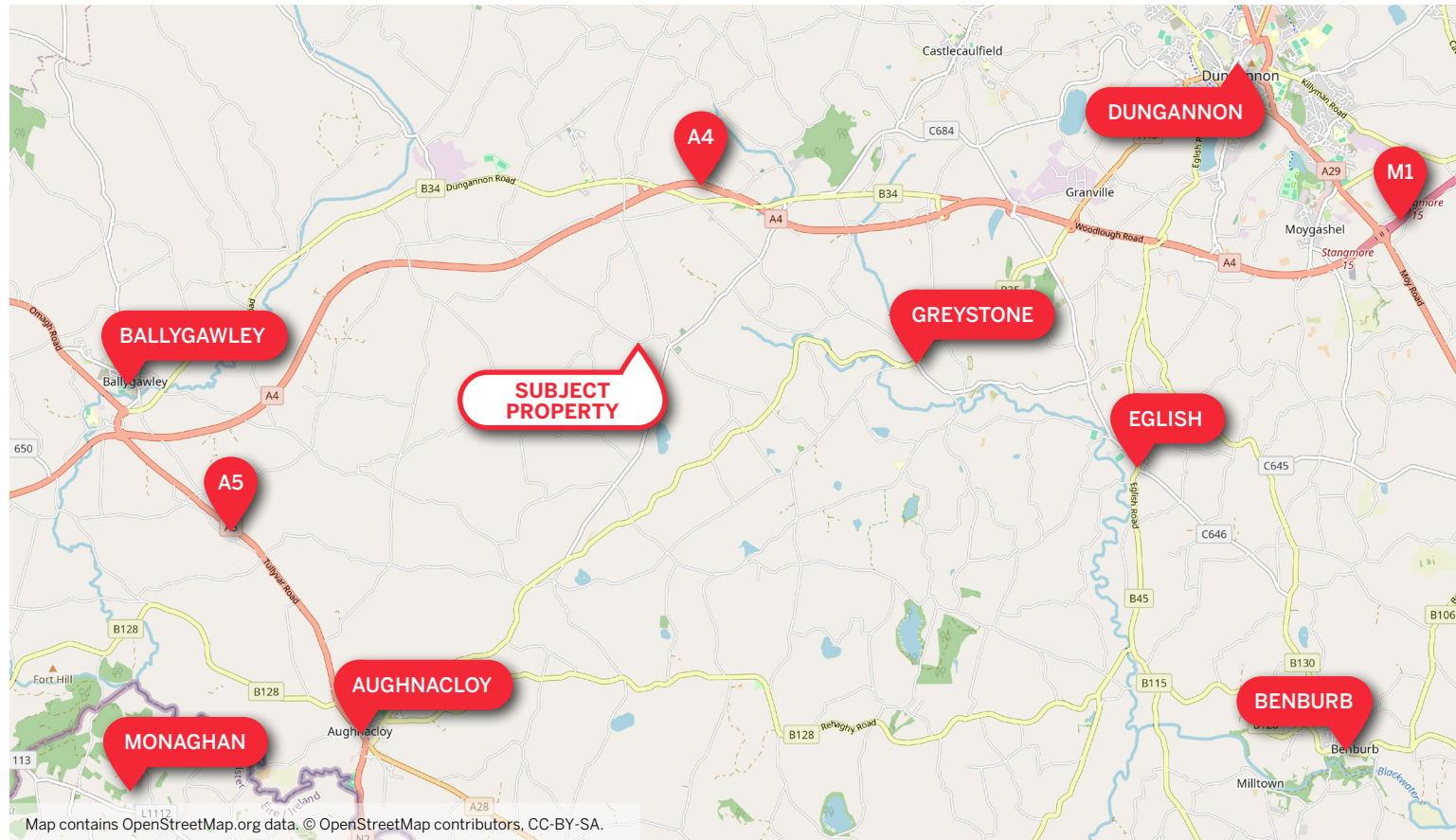
NAV:	£3,700
Rates Poundage 2024/25:	0.559652
Rates Payable:	£2,071

## GUIDE PRICE

Offers over £70,000 exclusive.



## LOCATION



## VAT

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

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## EPC

The property has an Energy Efficiency rating of F148. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO <sub>2</sub> emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	F148
>150	G	

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REF 24013

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Viewing strictly by appointment with the sole selling agent Lisney

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