



GUIDE PRICE: OFFERS OVER £160,000

**Former Mullabuoy Primary School,
60 Lettershendony Avenue, Cross,
Derry/Londonderry, BT47 3HZ**



9 Dunmore Street, Coleraine, BT52 1EL
T: (028) 7034 3677
E: info@bensonsni.com
W: www.bensonsni.com

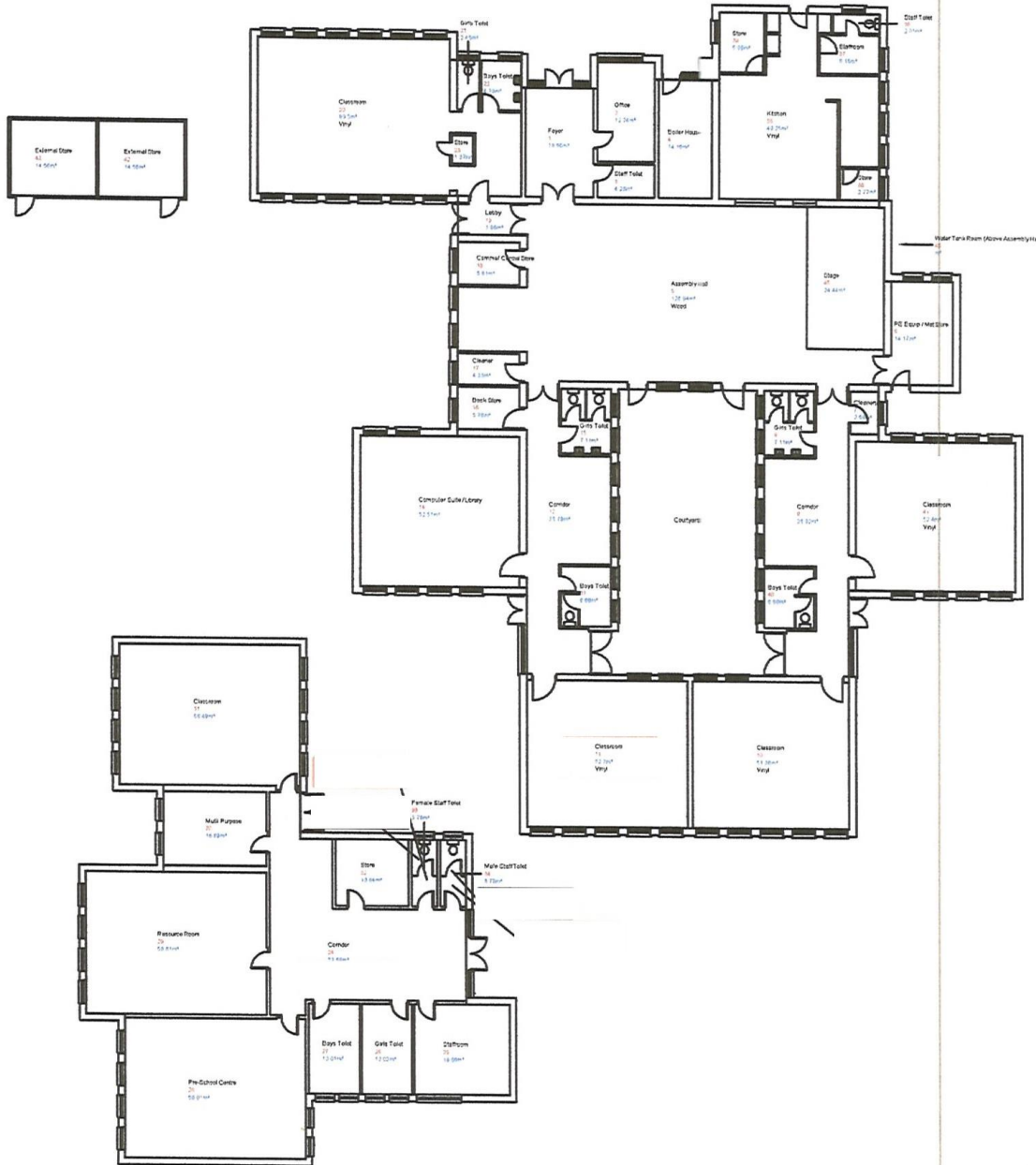
**Site extending to circa 2 acres with refurbishment /
redevelopment options subject to planning approval.**



LOCATION:

The site represents the former Mullabuoy Primary School and is within the village of Lettershendony, accessed via Lettershendony Avenue.

MAP FOR LOCATION PURPOSES ONLY



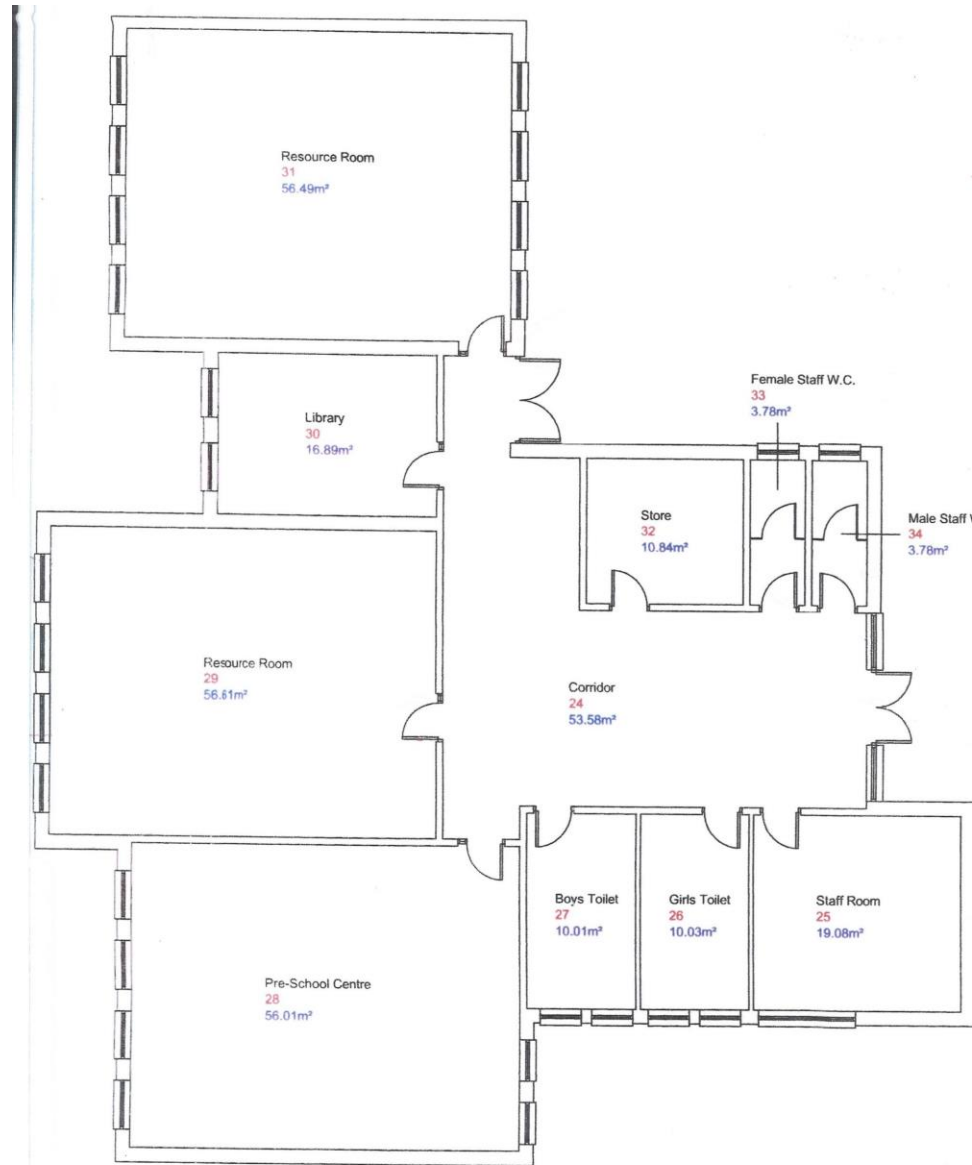
DESCRIPTION:

The site is a former Primary School configured into 2 blocks. Block 1 is the main school building and block 2 is a smaller annex. The site extends to c. 2 acres and has carparking, school playground and landscaping. The site is enclosed by metal fencing with gates to the main entrance.

BLOCK 1 (FOR IDENTIFICATION PURPOSES ONLY)



BLOCK 2 (FOR IDENTIFICATION PURPOSES ONLY)





Schedule of Accommodation:

(measurements approx.)

Block 1:-

Foyer: 18'5 x 9'8 with staff WC.
Office/
Kitchen: 16'4 x 9'2
Assembly Hall: 55'4 x 27'3
Store: 10'9 x 10'1
Kitchen: 30'2 25'9 with offices, stores, WC.
Store: 16'6 x 9'7
Classroom 1: 24'7 x 22'7
Classroom 2: 24'9 x 22'8
Changing Area: 16'4 x 12'8 with 2 stores, WC facilities.
Classroom 3: 40'7 x 24'9 with 2 stores, WC.
Store Room: 16'4 x 7'6 with WC facilities.
Store Room: 10'4 x 6'4 with WC facilities.
Classroom 4: 24'8 x 22'8
Classroom 5: 24'9 x 22'7
Wet Room: 12'0 x 11'8

Block 2:-

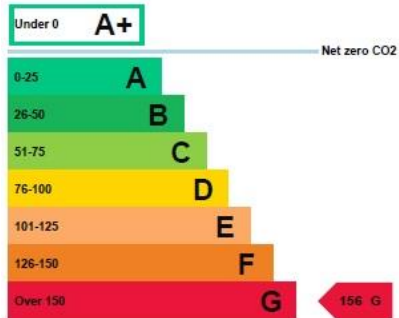
Entrance Hall: With WC facilities.
Classroom 1: 27'8 x 21'8
Office 1: 15'8 x 11'7
Classroom 2: 27'8 x 21'9
Classroom 3: 27'8 x 21'8
Staff Room: 14'8 x 13'7 with kitchen facilities.
Office 2: 11'2 x 10'4





ZONING:
The site is within the settlement development limit for Lettershendony as defined by the Derry Area Plan 2011.

EPC:



Tenure:

Assumed Freehold

Ratable Value (Existing)

NAV:

£1050 Estimated Rates Payable £665.03.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV/Rates payable.

Further Information:

For further information / viewing arrangement please contact:-

Dan Henry dan@bensonsni.com



Agent:

Bensons
9 Dunmore Street, Coleraine
Tel: (028) 7034 3677
www.bensonsni.com

- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.