

FOR SALE
(FOLLOWING RELOCATION)



OKT
O'CONNOR KENNEDY TURTLE

Building with Obvious Redevelopment Potential on a 0.8 Acre Site
**Holy Evangelists Nursery School, Gardenmore
Road, Dunmurry, Belfast, BT17 0RD**

LOCATION / DESCRIPTION

The subject property is located on the Gardenmore Road in Dunmurry, approximately 4.5 miles from Lisburn and 6.1 miles from Belfast City Centre. Dunmurry is a popular residential area and benefits from excellent public transport links.

The townland has a number of primary and secondary schools and benefits from a range of supermarkets, bars and restaurants.

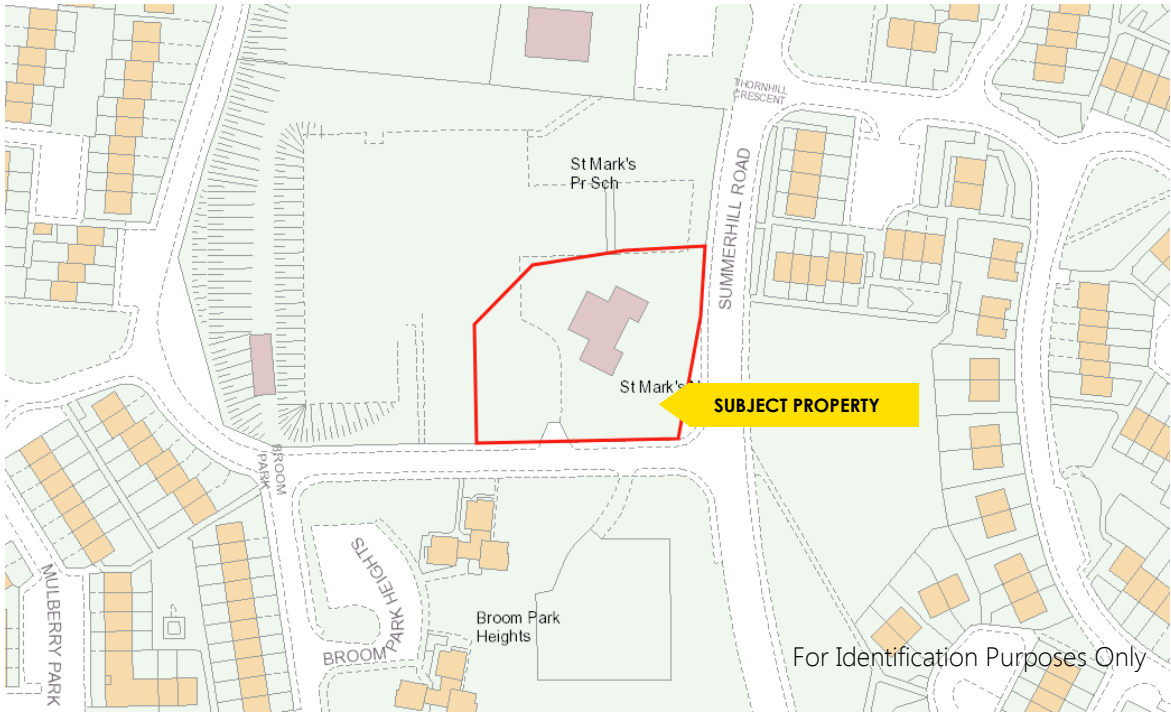
The subject property comprises a single storey detached nursery unit on a 0.8 acre site. The building is currently occupied by the Holy Evangelists Nurse School which is due to close in June 2021.

The property bounds the former St Marks Primary School which is currently being redeveloped to provide 48 residential units.

The site slopes gently in terms of topography and has steel perimeter fencing and dedicated parking.

The property would be suitable for a variety of uses to include office and leisure.

The site would also be suitable for redevelopment as a petrol filling station or as a site for housing, subject to planning.



ACCOMMODATION

| DESCRIPTION | AREA sq m | AREA sq ft |
|-------------------------|-------------|-------------|
| Nursery School Building | c. 296 sq m | 3,186 sq ft |

SITE AREA

The site extends to 0.8 acres (0.32 hectares)



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 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

SALES DETAILS

PRICE: Offers over £225,000
TITLE: Assumed Freehold

PLANNING

The subject site is located within the settlement development limit according to the Lisburn Metropolitan Area Plan 2015.

FURTHER DETAILS



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