

FOR IDENTIFICATION PURPOSES ONLY



FOR SALE

4 Bed Former Parochial House & Church Hall situated on a c. 2.4 acre site with obvious development potential

22- 24 Castle Street, Killough, Downpatrick, BT30 7QQ

LOCATION

The subject property is centrally located on the main street of Killough seaside Village in County Down.

The Village has a number of local amenities within walking distance including a village shop and pharmacy, with further amenities located in the local town of Downpatrick c. 6 miles north of the village.

DESCRIPTION

The subject comprises a former Parochial House, former Church Hall and c. 2.4 acres of land which front onto Killough Lough, a popular tourist attraction noted for its scenery and fishing.

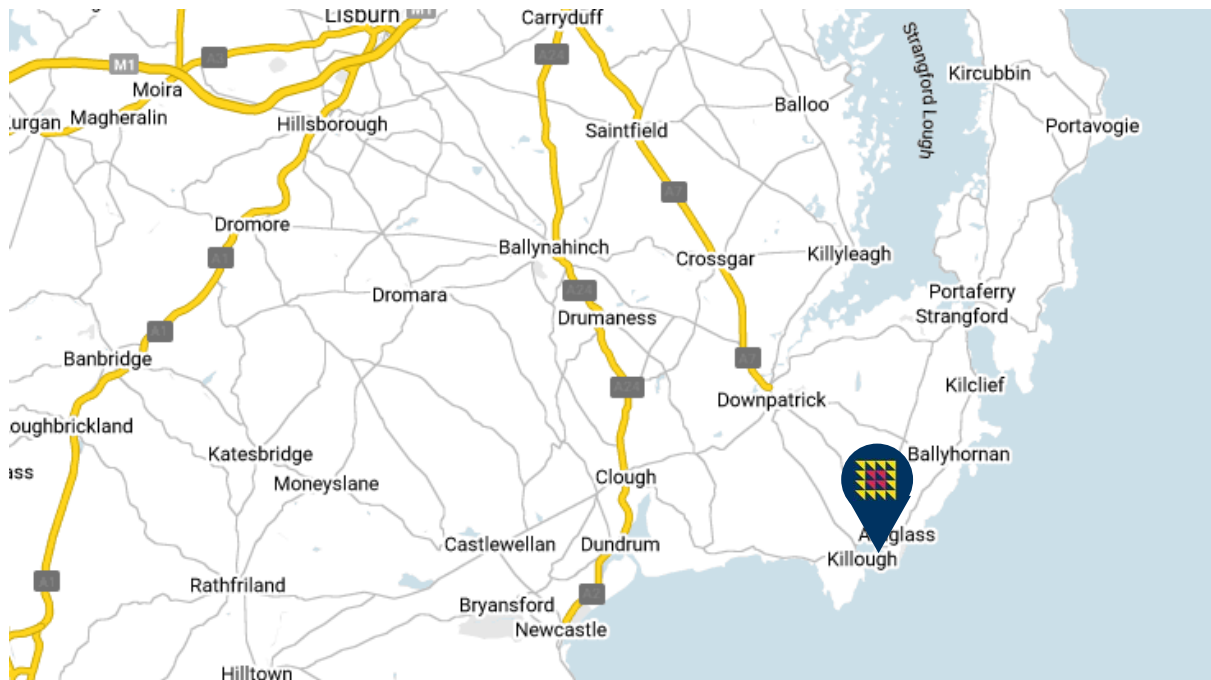
The former **Parochial House** is a two storey listed property built in 1795. On the ground floor there is a kitchen, three reception rooms, a utility room and a WC. On the upper floors there are 4 bedrooms and two bathrooms.

Neoclassical characteristics and features of the original architecture are still present throughout the property including original French windows and shutters opening out into the garden and the arched curved staircase.

Externally there are a number of outbuildings enclosed within the courtyard.

The **Church Hall** consists of ground floor accommodation including kitchen and WC facilities.

To the rear of the property there is c. 1.5 acres of land with views of Killough Lough.





ACCOMMODATION

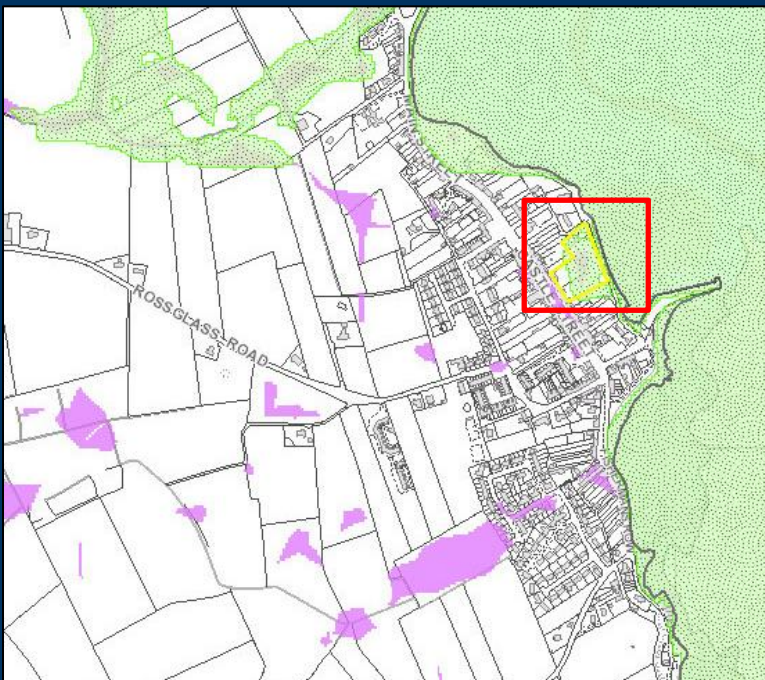
Description	Area sq m	Area sq ft
PAROCHIAL HOUSE		
Ground Floor		
Entrance Hall	10.9	117
Living Room	35.5	382
Dining Room	25.7	277
Study	16.6	179
Kitchen	16.9	182
Utility	7.8	84
WC	3.1	33
Mezzanine		
Bedroom 1	22.3	240
Bathroom	4.4	47
WC	2.4	26
First Floor		
Bedroom 2	21.2	228
Ensuite	4.6	50
Bedroom 3	16.2	174
Bedroom 4	12.6	136
Total	c. 200.2 sq m	c. 2,155 sq ft
CHURCH HALL		
Entrance	13.6	146
Hall	174.0	1,873
Stage	18.5	199
Kitchen	23.3	251
Kitchen Store	4.3	46
Boiler Room	4.3	46
WC	25.8	278
Store	5.1	55
Total	c. 268.9 sq m	c. 2,894 sq ft

PLANNING

The subject property is B+ listed to include the house, outbuildings and boundary walls.

There are no current planning applications in relation to the property however it is located within the limit of development for Killough in the Ards and Down area plan 2015 and is within the boundaries of Killough conservation area.

The property is also located within the tidal flood plain as displayed in the map below.



SALES DETAILS

PRICE: Price on Application
TITLE: Assumed Freehold / Long Leasehold





NAV

From our review of the Land and Property Service online website, the NAV for the subject property is:

22 Castle Street: £145,000

24 Castle Street: £10,600

The commercial rate in the pound for 2020 / 2021 is £0.515209. The domestic rate in the pound for 2020 / 2021 is £0.008578.

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MP/RM/8923

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		44
F 21-38	21	
G 1-20		
Not energy efficient - higher running costs		

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.