

For
Sale



O'TOOLE
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FORMERLY ST. MARY'S SECONDARY SCHOOL MCDERMOTT STREET, BALLINA, CO. MAYO F26 R928



BER D2

FEATURES:

- Significant former school building and lands offering with full vacant possession
- Located close to Ballina town centre
- Buildings of 2,400 sq.m on a total site of 2.913 hectares (7.2 acres)
- Currently zoned Community Facilities under Ballina LAP (2009-2015) as amended
- Unique opportunity offering excellent alternative use potential

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

PSRA Licence No. 001318

LOCATION

Located on McDermot Street just to the north of Ballina town centre. This is a mixed use commercial and residential location. Adjoining or nearby occupiers now include Ballina Cinema, A disused Convent, a National School, St Joseph's District Hospital and a large number of Housing Estates.

Ballina is the second largest town in County Mayo with a population in excess of 10,000 It serves as the business and retail centra of north County Mayo and south County Sligo. Key local employers include Mayo County Council, Hollister, Coca Cola and The Road Safety Authority. Ballina is well connected with road, rail being on the N26, N59 and main rail services to Dublin. Ireland West Airport is located within 39kms.

Castlebar 39kms, Sligo 60kms, Galway 114kms, Dublin 234kms

DESCRIPTION

Comprises a former girls' secondary school which was built in xxx and closed in May 2022. Extending to 2.400sq.m over two floors, the property is sits on an extensive site of 2.913 Hectares (7.2 Acres). Constructed of fairfaced concrete block with pvc double glazed windows and doors under a series of pitched tiled roofs. Internally, the property is arranged as a series of classrooms, labs, offices etc. centred along two corridors.

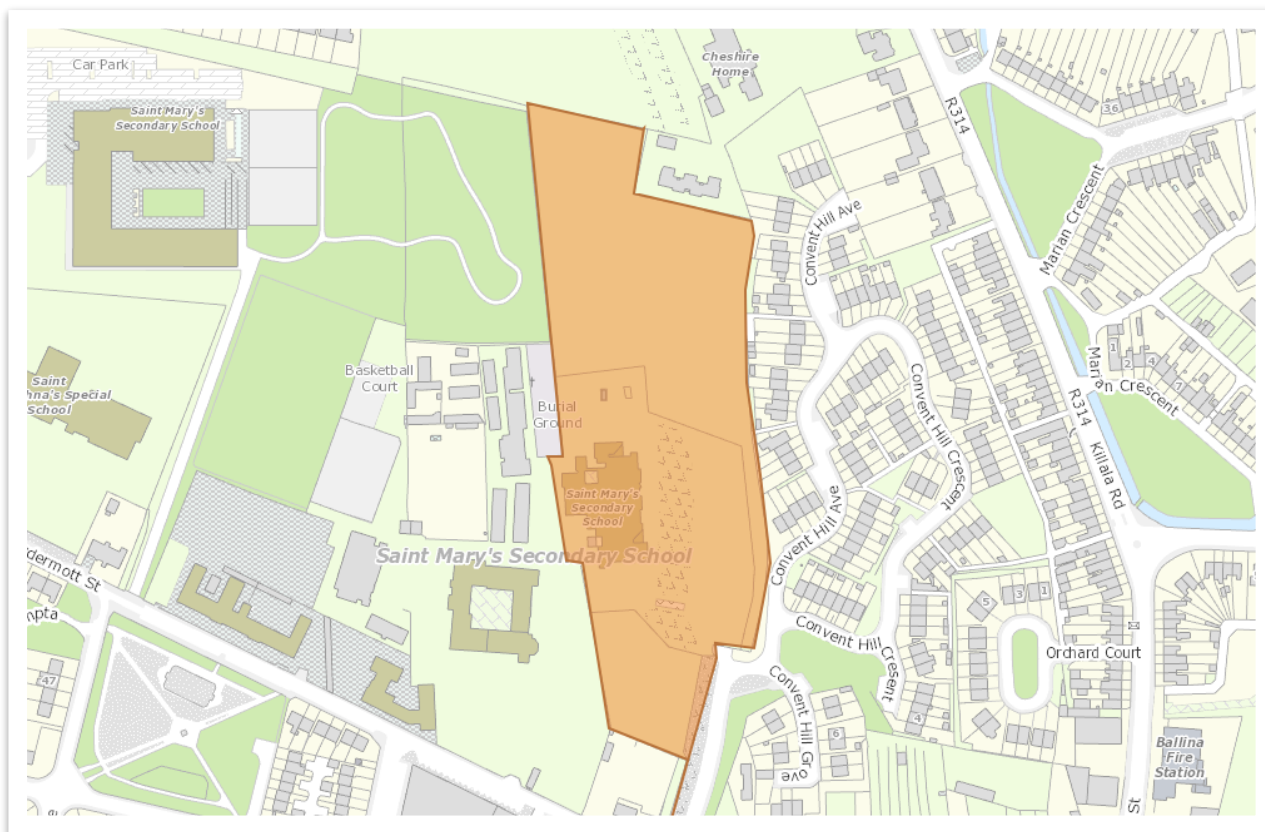
Externally, the property is accessed via secure gates into a large car parking under a tarmac surface. There are additional extensive lands which are undeveloped

FLOOR AREAS

Room	Sq.m
Offices/Reception	64.24
Toilets	50.94
Hallway	62.80
Open plan classroom L shaped	186.36
Hallway + classrooms	114.61
Classrooms	847.99
Labs, kitchens, classrooms	213.54
3 classrooms with dimensions	162.13
Hallway	45.65
Toilets	26.36
Large open plan classroom/art room	224.22
Long Hallway	7.28
Chemistry Lab	78.4
Lecture Theatre	49.0
Part of lab classroom/storeroom	15.84
Another lab	81.59
Home Ec.	100.94
Hallway & Staircase	41.98
Toilets	24.60
TOTAL	2398.47sq.m



SITE/LANDS – The lands extend to 2.913 Hectares (7.2 Acres).



SERVICES

We understand that all mains services are connected to the property and include:

- Sewerage
- Water
- Electricity
- Alarm- CCTV Cameras and fully monitored
- Heating- Oil fired central heating

ZONING

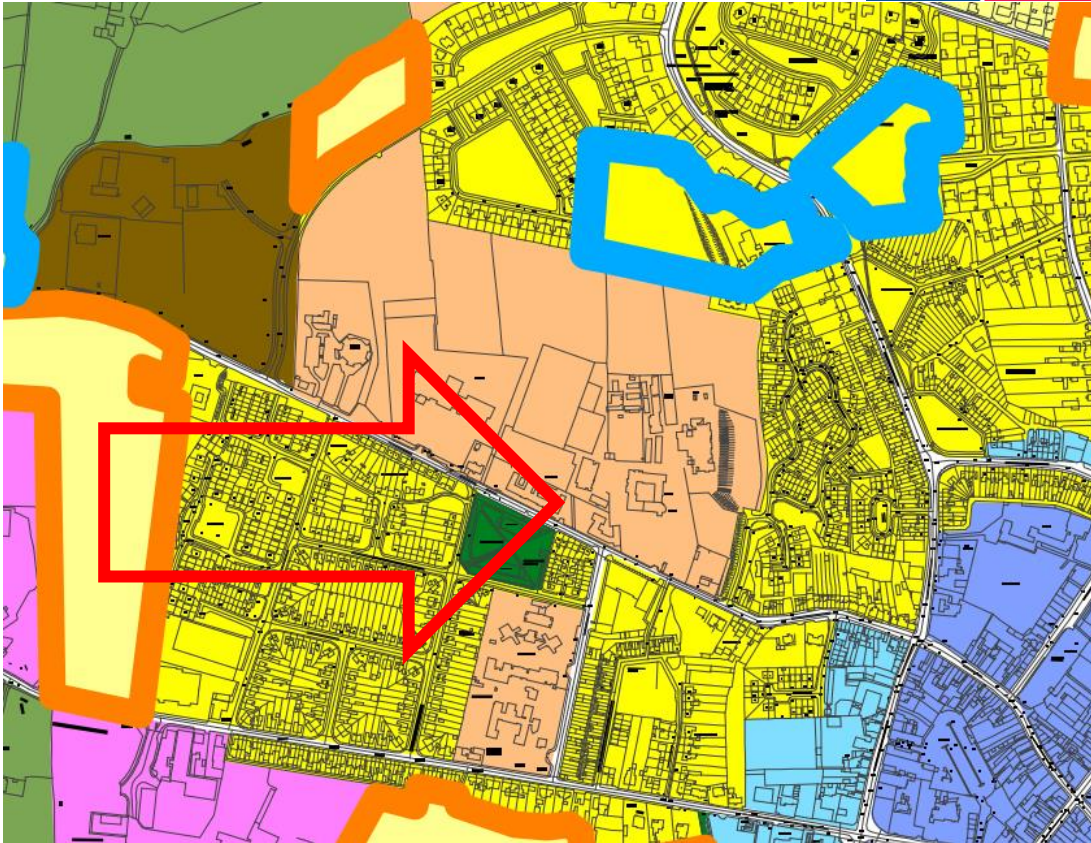
The property is currently zoned for community facilities under the Local Area Plan for Ballina (2009-2015) as amended.

The zoning states, “ To provide for health and welfare, religious and educational facilities or to provide for recreational/amenity development.





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Please note that a new Local Area Plan is due to be adopted for Ballina by Mayo County Council in 2024.

BER – D2 800971228

TITLE – Mainly Freehold title held within Folio MY27020 and part non-registered title.

VIEWINGS & FURTHER INFORMATION

Please contact Gerard O'Toole or O'Toole & Co. on (098) 28000 or info@tot.ie

ASKING PRICE - POA

DIRECTIONS

F23 R928



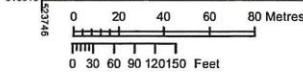
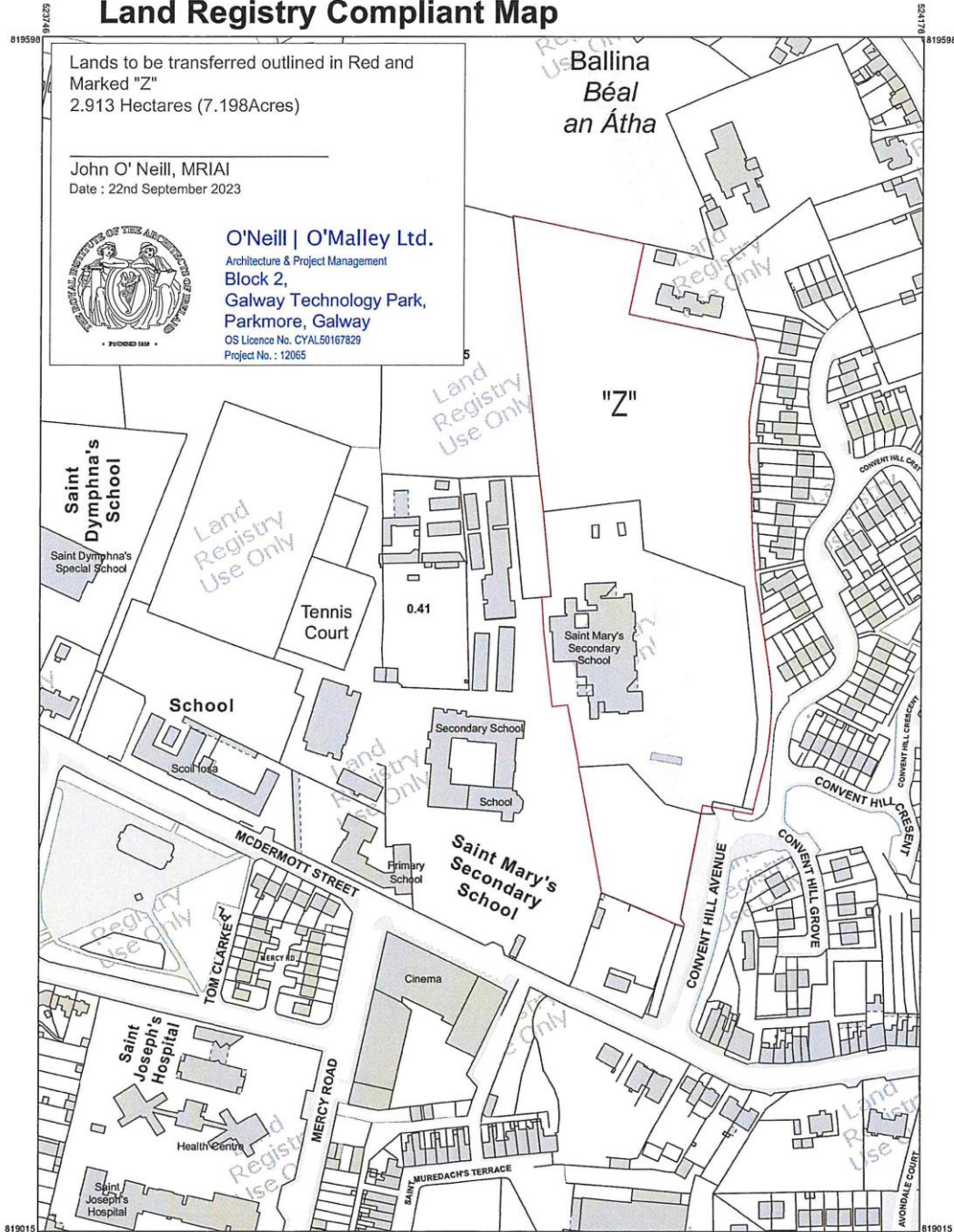
Land Registry Compliant Map

Lands to be transferred outlined in Red and Marked "Z"
2.913 Hectares (7.198Acres)

John O' Neill, MRIAI
Date : 22nd September 2023



O'Neill | O'Malley Ltd.
Architecture & Project Management
Block 2,
Galway Technology Park,
Parkmore, Galway
OS Licence No. CYAL50167829
Project No. : 12065



OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:
ITM 523961,819307
PUBLISHED: 25/07/2019
MAP SERIES: 1:5,000
1:1,000
1:1,000

ORDER NO.: 50075795_1
MAP SHEETS: 1316
1316-25
1317-21

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LEGEND:
<http://www.osi.ie>; search 'Large Scale Legend'

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