

Sale of school centre and public swimming pool in Porlammi

The municipality of Lapinjärvi is offering for sale a school property situated in Porlammi in Lapinjärvi (Koulupolku 8), where educational activities ended in 2014. The school centre was built in the sixties. The educational activities ended because of indoor air problems, please find survey reports attached (in Finnish). Adjacent to the premises is the sport shall-public swimming pool premises, of which the sports hall is still in use. A gym maintained by Porlammin Pyry operates in the same building. The swimming pool closed in 2012.

The school centre is situated in the centre of Porlammi, about 14 kilometers away from the main village of Lapinjärvi.

There is district heating in the property (the council's wood chip heating) and the property is connected to the municipal engineering in the area. There is one power source to the property.

The area has a valid local detailed plan, where the plot is marked as YO (quarter for buildings serving educational activities).

Other kind of activity requires a deviation decision and/or plan alteration. The deviation decision is issued by the municipal board and it is valid for two years, during which the alteration plan needs to be made. The buyer will pay for the costs derived from the plan alteration. A change in the use of the building requires a building permit. Also, changes to, for example, the façade, require an action permit. Building- and action permits are issued by the building supervision authority in Loviisa town.

The heating costs were about 35 000 € for the whole school building in 2017. The heat usage has been about 50-60 MWh per month during the winter. The heating has been cut off since the beginning of 2018 from the part of the property that used to house the secondary school and high school. This has reduced heating costs by about 30 %.

The property is largely emptied of fittings. Similarly, some fixed equipment and furniture associated with school activities have been removed.

Any item that may be visible in the photos is part of the sale. The adjustments for any moveable items will be agreed upon separately in connection with the sale and the terms of delivery will be recorded in the contract of sale.

The building is delivered in the condition and with the equipment as it is at the time of the sale.

The secondary school/high school building is sold ready for demolition.

Contact the technical Director Maria Luoma-aho for further information and to arrange a viewing at 0447802852, maria.luoma-aho@lapinjarvi.fi or technical foreman Aki Kantele at 0447208658, aki.kantele@lapinjarvi.fi

Lapinjärvi municipality offers the school center for sale with two different options:

Option 1:

Former secondary school and high school building.

Requires a new electrical connection, main switchboard and connections, and a new heat exchanger is required. The estimated cost of the conversion work is about 40 000 € (VAT 0 %). In this option a piece of land is subdivided during the subdivision procedure. The buyer is responsible for alteration- and subdivision costs.

Option 2:

Former secondary school and high school building as well as sports hall-indoor swimming pool building.

In this alternative, the municipality is interested in renting the sports hall for the municipality and the gym for the use of the third sector.

The municipality will estimate which option is better for the municipality if we receive offers for both options.

Offers are requested to be sent by the 18th of January 2019 at 12:00. Offers are requested to be enclosed in a sealed envelope to the following address: Lapinjärven kunta, kunnanvaltuusto, Lapinjärventie 20A, 07800 LAPINJÄRVI. Please write on the envelope "TARJOUS YLÄKOULU". Offers are required to state whether the offer is for option 1 or 2 and what the total price offered is.

The costs for the modifications outlined in this advert are in addition to the selling price to the buyer.

The buyer is responsible for the real estate transaction costs such as the merchant's premium, the transfer tax, and costs for registering the property as well as costs arising from subdivision procedures.

The final sale decision is made by the municipal council of Lapinjärvi.

Attachments (in Finnish):

- extract of cadastre (please note that the map of the property register does not correspond to the current situation, one part of the school has been removed)
- registered ownership

- certificate of mortgages and encumbrances

- extract from the detailed plan

- photos

- reports from indoor air examinations