

SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight PO30 1BW

Telephone: (01983) 822288

Fax: (01983) 825256

www.scotcherandco.co.uk



FREEHOLD SITE AND EXISTING BUILDINGS FOR SALE WITHIN THE ISLAND'S MAIN WEST WIGHT TOWN

**FRESHWATER DAY CENTRE
R/O AVENUE HOUSE
AVENUE ROAD
FRESHWATER
ISLE OF WIGHT
PO40 9UU**



Situated in the centre of Freshwater and approached over one of the main municipal car parks, this site could suit a variety of uses subject to any necessary consents.

Freshwater is a popular small town towards the western tip of the Island which enjoys within its boundaries a wide variety of facilities to include including a health centre, library, leisure centre and variety of shops including Sainsbury Local and Co-Operative food. The West Wight itself is noted for its beautiful scenery and scenic coastal and country walks. About 2 miles away is the regular vehicle and passenger ferry crossing from Yarmouth to Lymington on the Mainland.

Freehold sites within any town on the Island are rarely available therefore early interest is encouraged, the accommodation and other details are as briefly set out overleaf.

PRICE GUIDE - O.I.R.O. £30,000 FREEHOLD

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.
All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Cont.

THE SITE

As identified on the attached site plan not necessarily to scale and for identification purposes only.

Existing buildings include an old Portakabin style office block, most recently used as a day centre 39'0" (11.9m) x 25'0" (7.6m) overall to provide some 925 ft² (85.9m²) GIA currently subdivided as a meeting room, office, staffroom, lobby, kitchen, disabled/gents and ladies w.c. facilities plus an additional outbuilding. In our view the existing buildings are in generally poor condition and they only have a limited serviceable life.

The site is partly decked with some landscaping and a gravel parking area.

We understand that access will be granted over the main car park and there is an existing narrow overgrown pathway down to Avenue Road.

PLANNING

Attached is a planning brief supplied by our clients, however interested applicants should note that this was prepared without the knowledge that access may be granted over the car park. Interested applicants are therefore advised as always to make their own enquiries in respect of planning via the Isle of Wight planners on Tel: 01983 823552.

Please note that our clients will expect to include an overage clause in the contract of sale to protect them should a purchaser achieve a residential planning consent with significant uplift in land value in the foreseeable future.

SERVICES

Water, electricity and drainage are understood to be connected however interested parties should check the suitability of main services to their own satisfaction.

RATEABLE VALUE

With effect from April 2010 – £4,550
UBR 2012/2013 @ 45.8p in the £.

Applicants may wish to verify this information with the Rating Office on 01983 823920.

TENURE

Freehold with vacant possession upon completion of legal matters.

POSSESSION

Upon legal completion.

PRICE GUIDE

O.I.R.O. £30,000

VAT

Interested parties should verify VAT status to their own satisfaction however we are not aware of any liability in respect of this property.

EPC

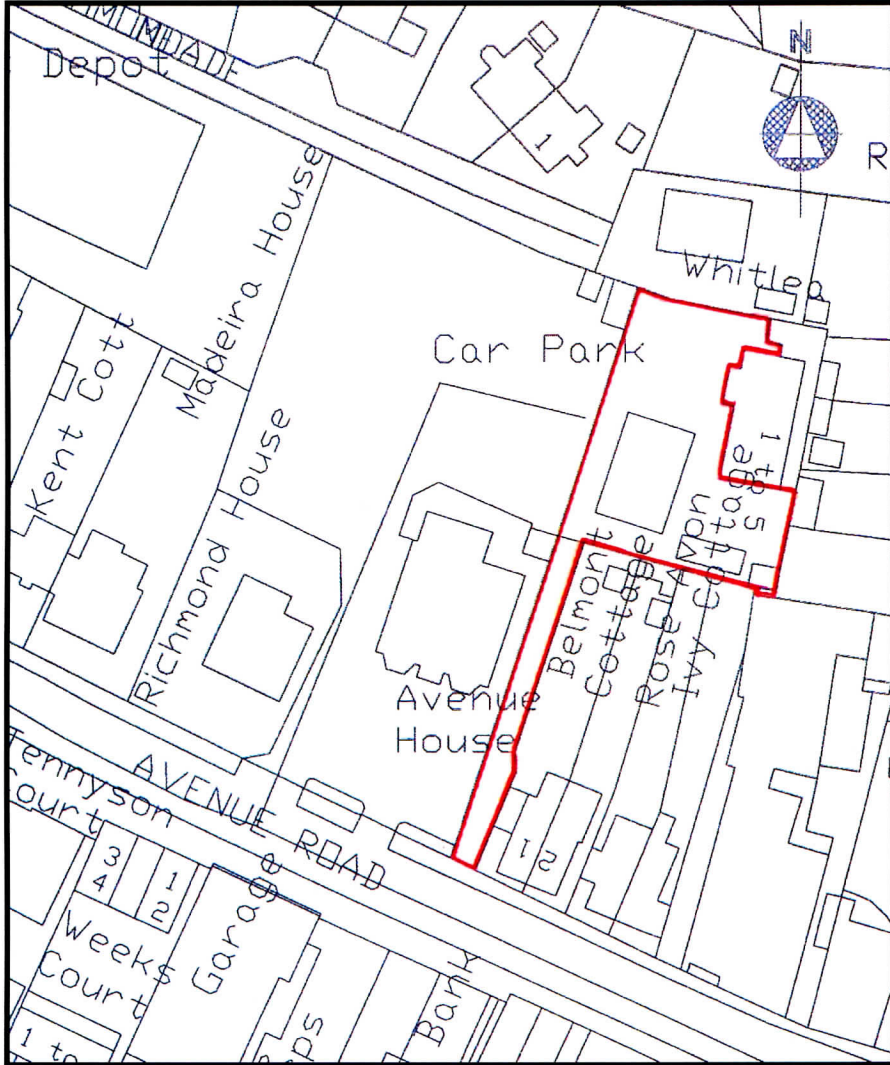
In this instance an EPC is not required.

VIEWING

VERY STRICTLY by appointment and with via the agents through whom all discussions and negotiations must be conducted.

LOCATION PLAN

Not to scale and for identification purposes only



REFERENCE

DVD1/AVENUESDAYCENTRE/21-Jun-12

BRIEF INFORMAL PLANNING STATEMENT

Applicants are advised to make their own enquiries regarding planning to email:
development@iow.gov.uk

“The site is located within the Smaller Regeneration Area as defined by the Island Plan Core strategy which supports the location of development within the defined settlements. The site also adjoins the Town Centre boundary for Freshwater. The existing plot is shown set back from the road and is located to the west of a block of 5 flats, with an office building and car park to the south -west and residential properties to the south of the site. As such the site is quite restrained in terms of potential impact on existing land uses.

On the plan you submitted a potential access to the site is outlined to the south west, adjoining the side boundary of Belmont Cottage. There have been recent appeal decisions that have raised concern regarding the level of impact of this type of access arrangement on the amenities of the adjoining residential properties but the level of impact will be dependent on the proposed use of the site. Further advice should be taken from the Highway Section regarding whether the access point is considered to provide acceptable visibility splays. Alternatively any future application should be submitted with a Parking Provision Assessment to highlight the level of capacity in the adjoining car park to accommodate for the proposed use.

Given the constraints of the site, the potential impact on surrounding residential properties and subsequently the impact of the properties on the proposed use it is considered that the most appropriate use would be a low impact business/office use predominantly utilising the car park. This would also be acceptable given the proximity of the building to the defined Town Centre.”