

SCOTCHER & CO

C O M M E R C I A L

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**AN UNUSUAL VILLAGE PROPERTY COMPRISING THE FORMER LIBRARY BUILDING
AND NOW AVAILABLE FOR SALE FREEHOLD**

**FORMER LIBRARY
NEW ROAD
BRIGHSTONE
ISLE OF WIGHT
PO30 4BB**



Situated close to the village centre overlooking the thoroughfare between Brighstone and the Military Road which in itself is a very busy tourist route linking the South Wight with Freshwater Bay.

Brighstone village is a popular West Wight location and has within its boundaries a wide variety of facilities including two village shops, hair dressing salon, Post Office, doctor's surgery, pub restaurant, St Mary's Church and the well subscribed local primary school.

The West Wight is noted for its scenic countryside and beaches and is popular with locals and tourists alike.

The property is detached and of concrete panel construction under a tiled roof and offers a variety of uses subject to any necessary consents.

The accommodation and other details are as briefly set out overleaf.

**OFFERS INVITED
PRICE GUIDE ON APPLICATION**

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 UNIT	About 29'2" (8.9m) x 12'1" (3.7m) thereby providing some 352 ft ² (32.7m ²) NIA with loft space over (not inspected), pedestrian entry door and double glazed windows
OUTSIDE	The site itself is identified by the attached plan, not necessarily to scale and for identification purposes only. External timber built single w.c. facility on a concrete base and situated to the rear of the premises. The site is of irregular shape laid mostly to lawn.
PLANNING	Our understanding is that the current use falls under class D1 (non-residential institutions) however we believe that a variety of alternative uses could be considered subject to any necessary planning consents being obtained. Interested parties should satisfy themselves in respect of planning consent by enquiry to the Isle of Wight planning unit on Tel: 01983 823552 Email: customer.services@iow.gov.uk.
RATEABLE VALUE	With effect from April 2010 – £830 UBR 2011/2012 @ 43.3p in the £. Applicants may wish to should verify this information with the Rating Office on 01983 823920.
SERVICES	Water, electricity and drainage are all understood to be connected, however interested parties should check the suitability of main services to their own satisfaction.
TENURE	We are advised this is freehold with vacant possession available upon completion of legal matters.
PRICE	Offers invited – Price Guide on application
VAT	Interested parties should verify VAT status to their own satisfaction however we are not aware of any liability in respect of this property.
VIEWING	VERY STRICTLY by appointment and with DISCRETION via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	DVD1/BRIGHSTONE/17-Jan-12

Energy Performance Certificate

Non-Domestic Building



Isle of Wight Council
Brighstone Library, New Road
Brighstone
NEWPORT
PO30 4BB

Certificate Reference Number:
0497-2880-5930-5600-5903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **69**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	32
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	132.1

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

83 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v4.1.c using calculation engine SBEM v4.1.c.2
Property Reference: 575648900000
Assessor Name: Tom Flower
Assessor Number: BREC200023
Accreditation Scheme: Bre
Employer/Trading Name: Reporting Ltd
Employer/Trading Address: Luckington Farm, Bowcombe Road, Carisbrooke, Isle Of Wight, PO30 3HT
Issue Date: 26 Aug 2011
Valid Until: 25 Aug 2021 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 0280-5964-0459-0590-8074

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005