

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



UNUSUAL DETACHED CHARACTER BUILDING WITH P/C FOR CONVERSION TO RESIDENTIAL IF REQUIRED

ST JAMES HALL
FALCON ROAD
EAST COWES
ISLE OF WIGHT
PO32 6SF



Situated on the junction of Adelaide Grove and Falcon Road within easy reach of the centre of East Cowes which itself enjoys a wide variety of facilities including the recently opened Waitrose, the new health centre (currently under construction) and the Red Funnel ferry terminal for passengers and vehicles to Southampton. The town is also linked to West Cowes by the floating bridge.

The property itself is we understand a former mission hall originally constructed around 1894 of buff brick with a number of prominent character features including colour leaded light windows. Otherwise accommodation and other details are as briefly set out overleaf.

PRICE GUIDE – O.I.E.O. £120,000 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.

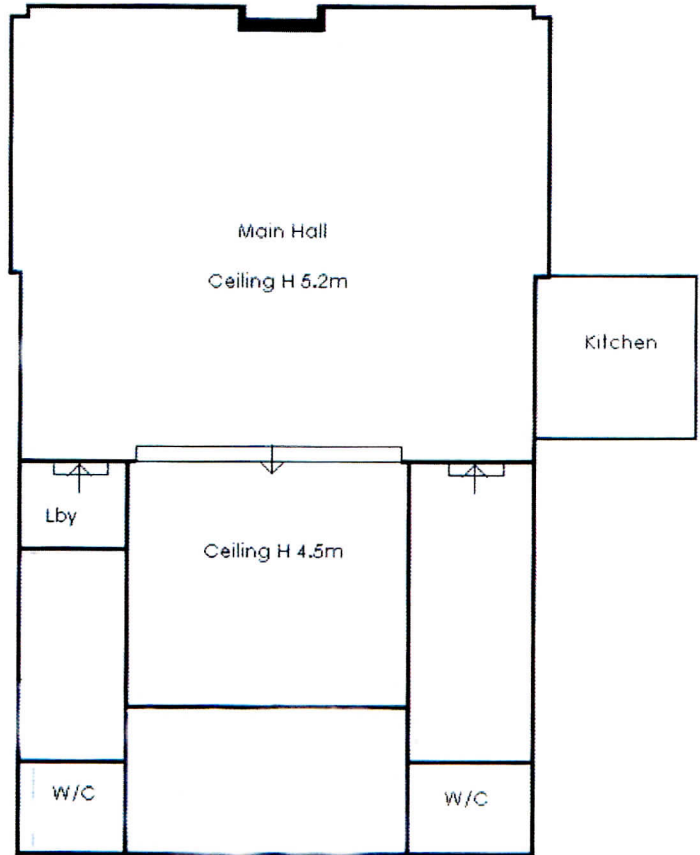
Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Cont.

ST JAMES HALL	<p>Currently offering ground floor accommodation with good ceiling height and identified by the attached layout plan.</p> <p>The premises provides some 1,721 ft² (160m²) GIA on a site of about 3,357ft² (312m²) with a frontage to Adelaide Grove of about 49'2" (15.0m) and an overall depth of some 68'10" (21.0m)</p>
PLANNING	<p>Planning consent was granted under P/01223/11 in November 2011 for alteration and conversion of the former community hall to form two dwellings.</p> <p>Interested applicants are advised to make any appropriate planning enquiries regarding the existing or potential use of the building to the local planning unit on Tel: 01983 823552.</p> <p>Copies of the layout plans in respect of the proposed conversion are available on request.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected however interested purchasers should check the suitability and availability of main services to their own satisfaction.</p>
RATEABLE VALUE	<p>With effect from April 2010 – £2,800 UBR 2011/2012 @ 43.3p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TENURE	<p>Freehold with vacant possession upon completion of legal matters.</p>
PRICE GUIDE	<p>Offers in excess of £120,000</p>
VAT	<p>We are not aware of any VAT liability in respect of this property.</p>
VIEWING	<p>VERY STRICTLY by appointment via the agents through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>DVD1/STJAMESHALL/29-Feb-12</p>

LAYOUT PLAN

Not to scale and for identification purposes only



Energy Performance Certificate

Non-Domestic Building



St. James Hall
Falcon Road
EAST COWES
PO32 6SF

Certificate Reference Number:
0995-2003-8630-2990-1003

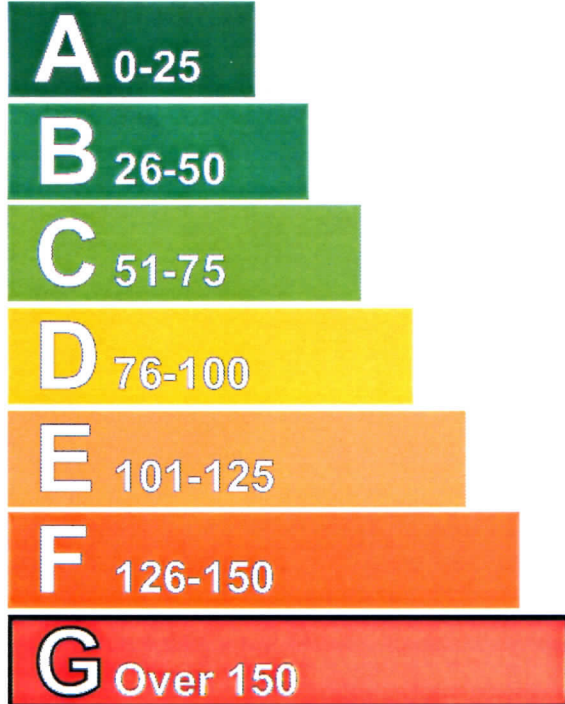
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ **166** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	166
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	133.28

Benchmarks

Buildings similar to this one could have ratings as follows:

35	If newly built
62	If typical of the existing stock

Administrative information

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

Assessment Software: ISBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 158990630000

Assessor Name: Ian Williams

Assessor Number: BREC100001

Accreditation Scheme: BRE Global

Employer/Trading Name: Reporting Ltd

Employer/Trading Address: 62, High Street, Newport, Isle Of Wight, PO30 1BA

Issue Date: 27 Oct 2010

Valid Until: 26 Oct 2020 (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: 9200-1999-0480-3260-0054

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**