

SCOTCHER & CO

C O M M E R C I A L

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FOR SALE
RESIDENTIAL DEVELOPMENT SITE IN A FAVOURED AREA OF NEWPORT, THE
COUNTY TOWN AND ADMINISTRATIVE CENTRE FOR THE ISLAND

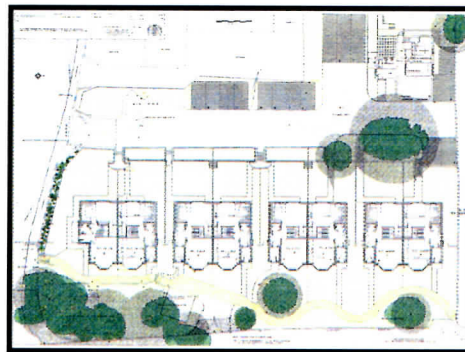
ST NICHOLAS HOUSE
58 ST JOHNS ROAD
NEWPORT
ISLE OF WIGHT
PO30 1LT



Front Elevation



Front Elevation



Rear Elevation



Detached Chalet

Situated towards the southern outskirts of Newport in the popular 'Shide' area of the town, residential development sites such as this are very rarely available therefore early interest is encouraged.

The site benefits from a planning consent granted in November 2011 under TCP/30379/A for the demolition of the existing main buildings and the development of 4 pairs of three storey 4 bedroom semi-detached houses with conversion of another existing building onsite into a chalet bungalow.

The existing buildings include a large Victorian former house currently used as offices with some extensions, a modern office block and a chalet style property at the rear all on an elevated site above and on the junction of St Johns Road and Whitepit Lane.

PRICE GUIDE O.I.R.O. £600,000 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.

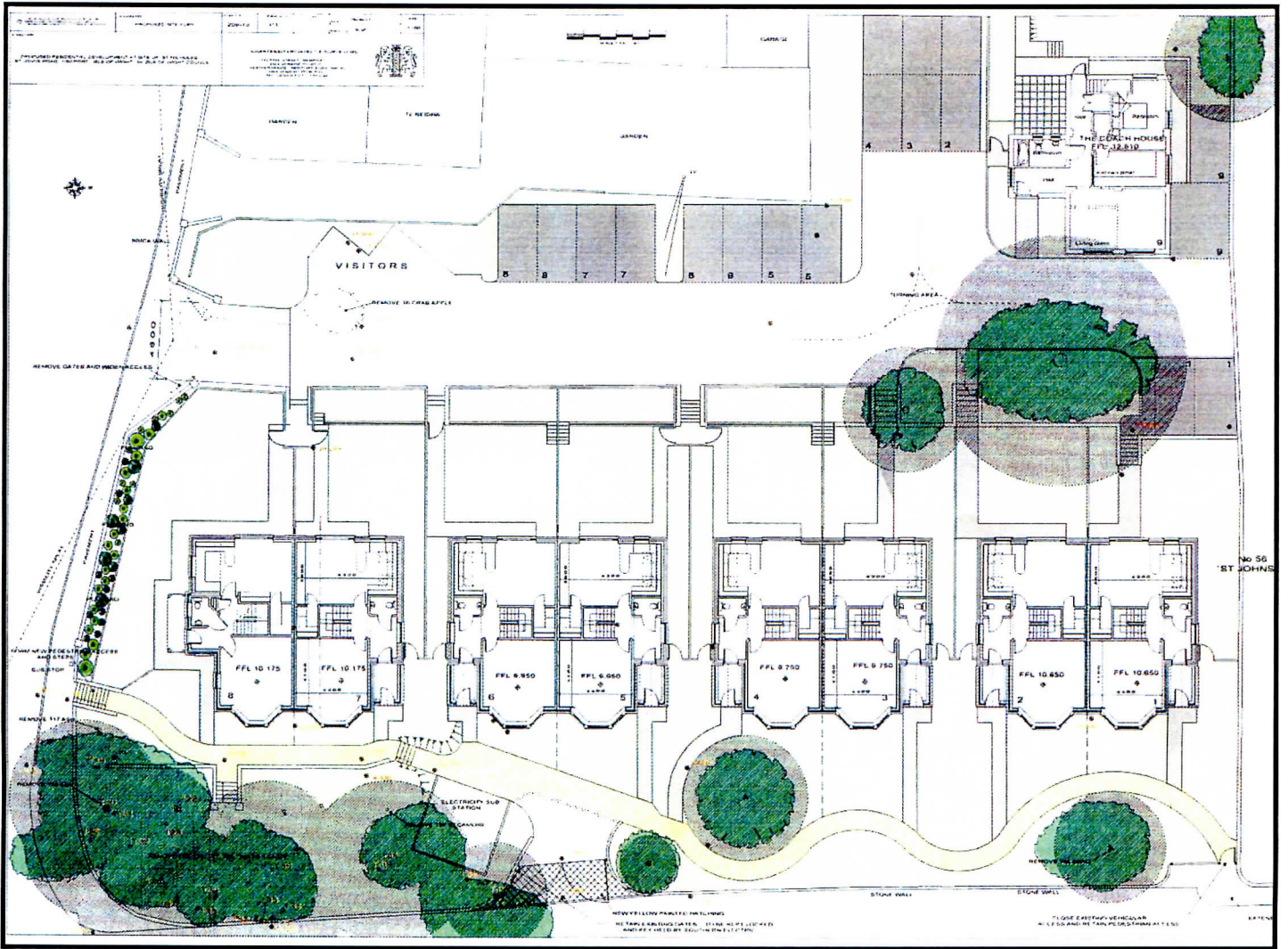
Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Cont.

SITE	Occupying raised partly terraced ground on the junction of St Johns Road and Whitepit Lane within easy reach of the Town Centre and the facilities of Newport which in itself is the County Town and administrative centre for the Island. Site area approx. 0.85 of an acre (0.34 hectare).
EXISTING BUILDINGS	A large Victorian former house with some extensions linked to a 1960's office block plus a detached chalet style property at the rear of the site. All providing some 10,500 ft ² (980m ²) GIA.
PLANNING	<p>The site is offered with the benefit of an existing planning consent granted in November 2011 under TCP/30379/A for the demolition of the existing main buildings and the development of 4 pairs of three storey semi-detached houses with conversion of another existing building onsite into a chalet bungalow with onsite parking.</p> <p>The current planning consent can be viewed online at www.iwight.com alternatively this and full scale drawings are available for inspection at the agent's offices.</p> <p>Interested applicants are advised to make their own further enquiries of the Isle of Wight planning unit either in respect of the existing planning consent or alternatives.</p>
RATEABLE VALUE	<p>Current assessment with effect from April 2010 - £25,000 UBR 2011/2012 @ 43.3p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	We understand that all main supplies are connected to the existing buildings however interested parties should check suitability and availability of appropriate utilities to their own satisfaction.
TENURE	Freehold.
VACANT POSSESSION	We are advised that our clients will occupy the building for the first half of 2012 thereafter the property will we understand offer vacant possession upon completion of legal matters.
PRICE	O.I.R.O. £600,000
VAT	We are not aware of any VAT liability in respect of this property.
VIEWING	VERY STRICTLY by appointment and with DISCRETION please via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	PROPDET9/38bHIGHST/24-Feb-12

SITE PLAN

Not to scale and for identification purposes only



Energy Performance Certificate

Non-Domestic Building



Annex
58 St. Johns Road
NEWPORT
PO30 1LT

Certificate Reference Number:
9103-3007-0927-0500-2425

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

A+

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

◀ 72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	200
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	53.55

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

64 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.d using calculation engine SBEM v4.1.d.0

Property Reference: 137945000000

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: 27 Mar 2012

Valid Until: 26 Mar 2022 (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: 0210-0542-0979-3027-4006

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**