

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 DEPOT SITE AND BUILDINGS TO PROVIDE SOME 17,700 FT² (1,644M²) FOR SALE

**OFF VICTORIA CRESCENT
RYDE
ISLE OF WIGHT
PO33 1DQ**



Situated within the eastern residential outskirts of Ryde which in itself is the second major town on the Island although it enjoys the largest residential catchment area of any. Ryde has within its boundaries a wide variety of facilities including the regular and quick passenger crossings to Portsmouth and Southsea from Ryde Pier Head and the Esplanade respectively.

Sites such as this are very rarely available to purchase on the Island therefore early interest is encouraged. A number of uses for the site could be considered subject to any necessary consents.

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

PRICE GUIDE O.I.E.O. £75,000 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.

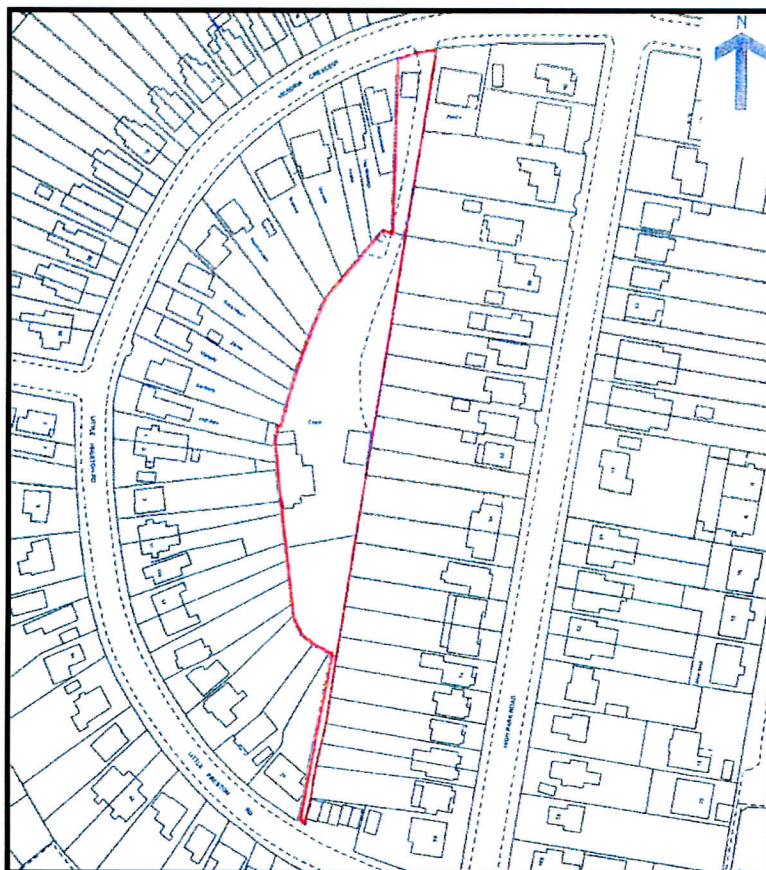
Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Cont.

THE SITE	<p>Comprising a 'crescent' shaped area of mostly fenced level ground with two existing buildings, one of brick construction and the other of we believe asbestos/cement panelled cladding providing a total of some 2,200 ft² (204m²) with the unsurfaced land area providing some 15,500 ft² (1,440m²). Please note that these areas have been taken from the VOA rating valuation site therefore interested purchasers are advised to check dimensions and areas for themselves where appropriate.</p> <p>The site is identified by the attached copy plan.</p>
PLANNING	<p>Currently as a depot which we understand is a sui generis use therefore any alternatives will require a further planning consent.</p> <p>We are advised the site is within the development envelope for Ryde and we have attached a copy of the informal statement received from the local planning unit about this site. However as always interested parties are advised to make their own enquiries in respect of planning via the Isle of Wight planners on 01983 823552.</p> <p>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 planning consent with significant uplift in land value in the near future.</p>
RATEABLE VALUE	<p>Current assessment with effect from April 2010 - £9,800 UBR 2012/2013 @ 45.8p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	<p>Water, electricity and drainage are all believed to be connected however interested parties should check suitability and availability of appropriate utilities to their own satisfaction.</p>
TENURE	<p>Freehold with vacant possession upon completion of legal matters.</p>
PRICE	<p>O.I.E.O. £75,000</p>
VAT	<p>Interested parties should verify VAT status to their own satisfaction however we are not aware of any liability in respect of this property</p>
VIEWING	<p>VERY STRICTLY by appointment and via the agents through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>PROPDET9/VICDEPOT/20-Mar-12</p>

SITE PLAN

Not to scale and for identification purposes only



INFORMAL PLANNING STATEMENT

'The sites authorized land-use from visiting the site and reviewing the history would be that of a depot. A depot (according to the Land Use Gazetteer) would fall within a sui generis category. Therefore any activities on the site that fall outside of those associated with a depot would require a formal change of use application.'

The site is located within the Development Envelope for Ryde, and is set within an area characterised by residential development of a suburban nature, with properties generally benefiting from long back gardens that share boundaries with this site.

In terms of the potential for future development, whilst the broad principle of development is considered to be acceptable as the site is within a sustainable location, it is considered that the development opportunities for this site are significantly restricted. This is primarily due to the relationship between the site and surrounding properties, and the established spatial character of development within the area.

Any residential development would probably only be a single unit, that could be justified on the basis of the current use being a non-conforming use in this locality. At present however, I am unaware of any specific complaints re However this would most likely have to be an innovative / bespoke, low-profile, low-impact solution. Additionally, any proposal would need to carefully review and provide an appropriate justification for the loss of employment land (this could require a marketing appraisal).

Any re-development for employment purposes would be restricted by the impact upon the amenities of surrounding properties, and also traffic generation due to the poor nature of the existing access.'