



# NEW BANK END

Undercliff Drive, St Lawrence, Ventnor, Isle of Wight, PO38 1UW









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A wonderful coastal holiday business and development site situated on the southern coast of the Island in the sought-after area of St Lawrence, enjoying uninterrupted sea-views including two 3-bedroom holiday cottages, a substantial glasshouse (with positive pre-application for a residential dwelling), commercial buildings providing useful income (with a positive pre-application for two residential dwellings), campsite, woodland, grounds and lake, in all extending to 6.12 acres (2.47 ha).

## GUIDE PRICE

Lot 1- £995,000

Lot 2- £695,000

**Whole - £1,690,000**

Available as a whole or in two separate lots.

## LOT 1

### GLASSHOUSE, WOODLAND & LAKE

375sqm Glasshouse

Mature Woodland

Lake

### SWIFT (HOLIDAY COTTAGE)

Open plan kitchen, dining, lounge

Master bedroom with En-Suite

Two Twin Bedrooms

Family Bathroom

Extending to 2.11 acres

### SWALLOWS (HOLIDAY COTTAGE)

Open plan kitchen, dining, lounge

Master bedroom with En-Suite

Two Twin Bedrooms

Family Bathroom

## LOT 2

A range of agricultural and commercial buildings extending to 7500 sq.ft

Large commercial yardage extending to 21,400sqft

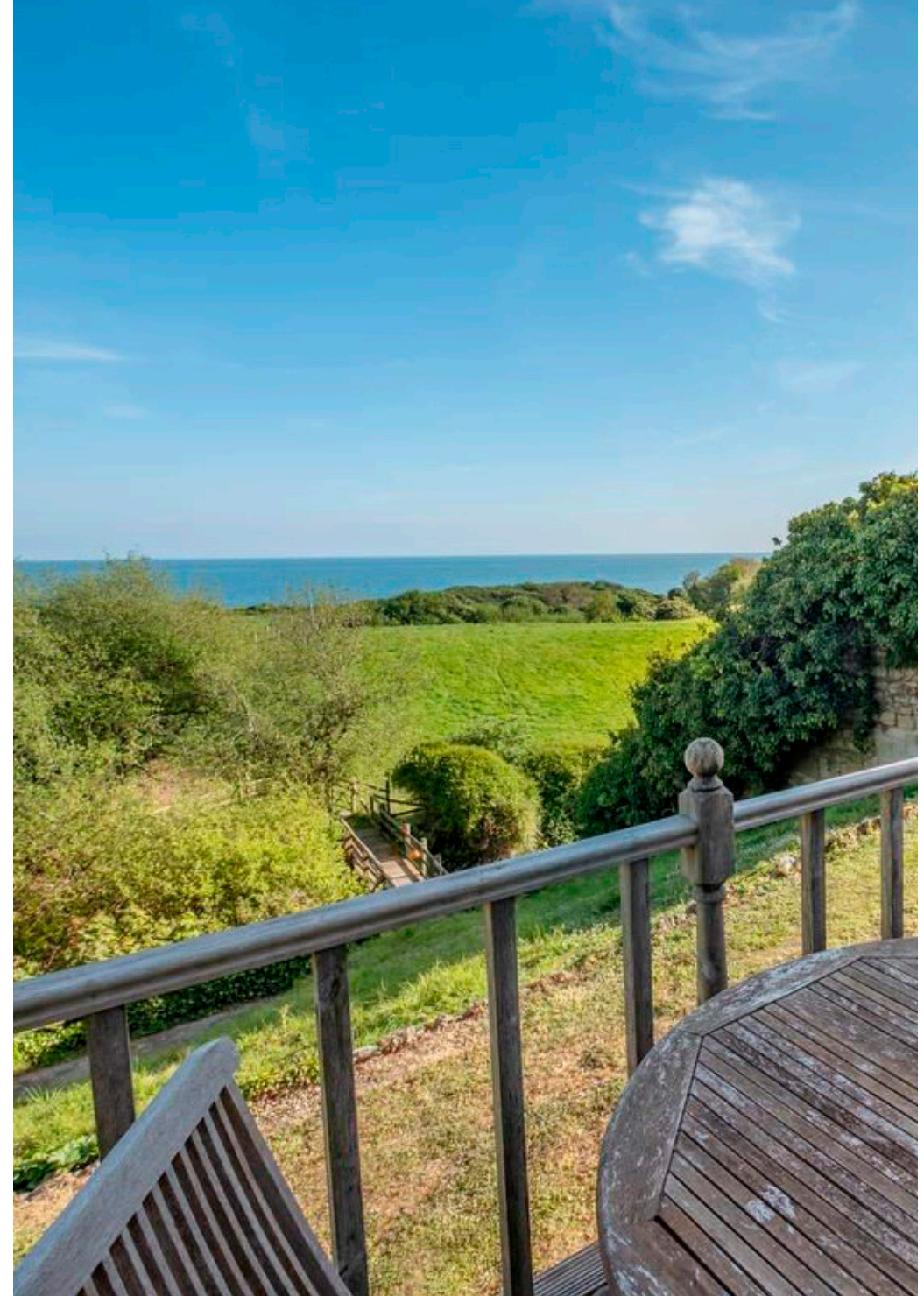
Camp site for up to 5 caravans and 10 tents

Glorious sea views

Separate block of grassland and woodland area extending to about 3 acres

Positive Pre-app for demolition of buildings; proposed x2 residential

units.







## SITUATION

New Bank End is situated in an elevated and south-facing position accessed directly off Undercliff Drive, St Lawrence. This coastal location still has the convenience of being within easy reach of mainland ferry connections. The county town of Newport is 9 miles (18 minutes) away by car. The coastal resort of Ventnor with shops, restaurants, and beach is only a 10 minute walk or 4 minutes by car.

## NEW BANK END - LOT 1 HOLIDAY COTTAGES AND GLASSHOUSE

New Bank End is situated in a secluded coastal position, in the sought-after location of St Lawrence, enjoying unrivalled sea views.

The glasshouse offers a substantial footprint which may have potential for alternative uses subject to permitted development or full planning consent. A recent pre-application (undertaken by the vendors) under reference (IW19/10/18355) for "The demolition of the existing glasshouse & proposal for one substantial dwelling" has in principal, received support from the Local Authority.

The property includes two existing 3-bedroom cottages which are successful holiday lets and both have magnificent views towards the sea.

South of the glasshouse is an area of mature woodland and a large lake.

### Glasshouse

The glasshouse offers a range of the potential for a range of alternative uses subject to the relevant consents. The building is of aluminium construction with single pane glass on the sides and clear polycarbonate roof. The building is situated on a slope and is internally terraced at three levels incorporating a number of ponds within the terrace. The glasshouse extends to 375 m<sup>2</sup> (4036 sqft).

### Swift (Holiday Cottage)

The property comprises an open plan kitchen, diner, lounge master bedroom with en-suite, two twin bedrooms and a family bathroom.

### Swallows (Holiday Cottage)

The property comprises an open plan kitchen, diner, lounge, master bedroom with en-suite, two twin bedrooms and a family bathroom.

Swift and Swallows both enjoy separate private self-contained access and a shared courtyard garden with wonderful sea views and across the fields to the south. Both cottages are subject to holiday restriction use, therefore cannot currently be used solely as a primary residence.

Lot 1 extends to 2.12 acres









## NEW BANK END - LOT 2 - LAND, BUILDINGS AND CAMPSITE

A mixed-use site producing an attractive rental income, (with the benefit of a positive pre-application for demolition of the farm buildings, replacement up to 2 residential dwellings), several agricultural and commercial buildings extending to 7500 sq. ft, commercial yardage extending to 21,400 sq. Ft, successful camp site, a block of grassland and woodland, all enjoying coastal views over The Channel, extending to 4.50 acres.

- A range of agricultural and commercial buildings extending to 7500 sq.ft producing a good rental income
- Large commercial yardage extending to 21,400sqft producing a good rental income
- Camp site for up to 5 caravans and 10 tents
- Glorious sea views
- Separate block of grassland and woodland area extending to about 3 acres
- Positive Pre-app for demolition of buildings; proposed x2 residential units.
- Lot 2 to extends to 4.50 acres





# New Bank End



## GENERAL REMARKS AND STIPULATIONS

### Method of sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public or private rights of way across the property.

### Access

Lot 1 – The access to Lot 1 would be directly from the public highway, Undercliff Drive, over the concrete drive (hatched orange on the sale plan). Lot 1 would own the freehold of the hatched orange area.

Lot 2 – The access to Lot 2 would be directly from the public highway, Undercliff Drive, over the concrete drive (hatched orange on the sale plan) benefitting from a right for all purposes over this area.

### Services

Lot 1 – Swift and Swallows benefit from mains water, electric and drainage. Heating to the properties is via electric storage heaters.

Lot 2 – Some of the farm buildings are connected to mains water and electric.

### Tenure and Possession

Vacant possession will be given upon completion of the sale. Freehold.

### Planning

The property is within the Isle of Wight Area of Outstanding Natural Beauty and the property is not listed.

Lot 1- The glasshouse has been subject to a number of preapplication & full planning application in recent years, being:

- P/01191/04 – Conversion of glass house to form office accommodation – Granted 2004
- IW19/10/18355 – demolition of glasshouse and agricultural buildings; proposed 3 dwellings

The latest pre-application (as referenced in these particulars) was positive and the planning officer confirmed the following:

“The proposal for 3 dwellings on the site would constitute overdevelopment however the local authority would support a development of one unit at the glasshouse”.

The holiday cottages benefit from planning permission under reference (P/02323/02) for “Conversion of café into 2 units of holiday accommodation”.

Further details are available from the selling agents.

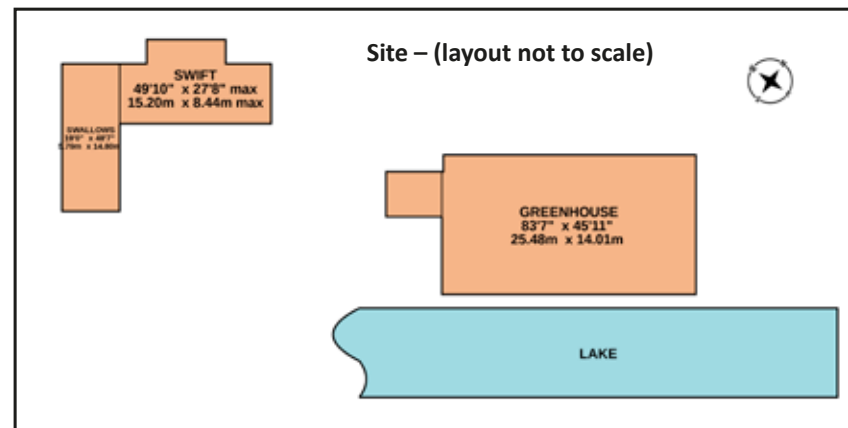
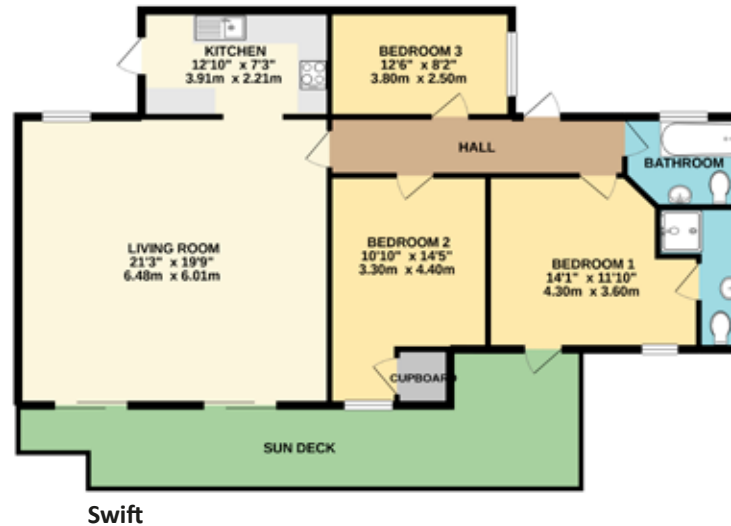
Approximate Gross Internal Floor Area

Swift 103 m<sup>2</sup> (925 sqft)

Swallows 86 m<sup>2</sup> (1108 sqft)

Glasshouse 375 m<sup>2</sup> (4036 sqft)

Not to scale. For identification purposes only.







### Tenancies

There are some tenancies relating to the property (Lot 2 only). Further information can be made available from the sole selling agents.

### Local Authority

Isle of Wight Council.

### Postcode

PO38 1UW

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

### Covenants/overages

Lot 1 – The area within Lot 1 will be subject to a restrictive covenant. The glasshouse area within Lot 1 will be restricted to one residential dwelling only, with the two existing holiday let bungalows and their respective curtilages being restricted to two residential dwellings only. Therefore no more than 3 dwelling units across the whole of lot 1.

Lot 2 – The area within Lot 2 will be subject to a restrictive covenant restricting the number of dwellings to no more than 3 residential dwellings at any one time.

### Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### EPCs

Swift New Bank End Farm Undercliff Drive St Lawrence PO38 1UW	Energy rating <b>F</b>
Valid until 16 February 2031	Certificate number 9897-3001-8202-7499-4200

Swallows New Bank End Farm Undercliff Drive St Lawrence PO38 1UW	Energy rating <b>F</b>
Valid until 16 February 2031	Certificate number 0390-2999-9020-2499-0121

### Selling Agent

BCM, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight PO30 3DE

### Viewings

Viewings strictly by appointment with BCM.

NB. These particulars dated August 2023 and photos taken December 2020 and June 2023.

### EPC


Swallows- F  
 Swift- F

### Council Tax

N/A

### Business Rates

Swift- TBC  
 Swallows- TBC  
 Buildings- TBC

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## WINCHESTER

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester, Hampshire SO21 3NZ

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## ISLE OF WIGHT

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## OXFORD

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