

SPRINGVALE HOTEL, SPRINGVALE ROAD, SEAVIEW, ISLE OF WIGHT PO34 5AN

GUIDE PRICE £2,200,000





Former Hotel with Consent for alteration and extension to provide 12 apartments. Stunning seafront location overlooking Spithead and the Solent with panoramic sea views of the sailing and shipping activities on the water. Consent Reference: TCP/05294/X, P/00700/16 dated 1st November 2016. This is believed to be the first time that this landmark building has been fully in one ownership.

The hotel closed some years ago (c. 2010) and now sold with Vacant Possession. Constructed of colour-washed stuccoed elevations in an 'Italianate' decorative style, the current building extends over five storeys including a Lower Ground Floor. Nearly symmetrical, the front elevation has 4 bays. Those at each side have three storey rectangular bays to the seaward side and 'turrets' on the top floors whilst the central two have bow-fronted bays and dormer windows. Before becoming a hotel, the property is believed to have been a pair of semi-detached private residences originally built in the mid to late 19th century.

The current Planning Consent (TCP TCP/05294/X, P/00700/16) provides for the extension and conversion of the building to provide the following accommodation.

We are informed that the approximate gross internal floor areas for the apartments are estimated to be:



	Square Metres	Square Feet
Flat 1	146.4	1,575
Flat 2	109.3	1,176
Flat 3	109.3	1,176
Flat 4	85.7	922
Flat 5	59.5	640
Flat 6	60.8	654
Flat 7	60.8	654
Flat 8	51.4	553
Flat 9	115.5	1,243
Flat 10	108.3	1,165
Flat 11	91.5	985
Flat 12	87.5	942
Total	1,086	11,685

Lower Ground Floor & Upper Ground Floor

Note: The 1/2 bedroom apartments are shown on the plans as 1 bedroom apartments with a Kitchen/Diner. We are informed that a second bedroom could potentially be created in the 'Diner' area subject to amendment consent.

Flat 1 (3 bedroom duplex) (146.4 sq m or 1575 sq ft)
Sitting Room (with seafront balcony), Kitchen Diner (with rear balcony), Cloakroom, Master Bedroom with Bath/Shower Room en-suite, Bedrooms 2 & 3 both with Shower Rooms en-suite (rear terrace). Seafront terrace.

Flat 2 (1/2 bedroom duplex) (109.3 sq m or 1176 sq ft)
Sitting Room (with bay window and seafront balcony), Kitchen Diner (with rear balcony) Cloakroom, Utility, Master Bedroom with Bath/Shower Room en-suite and Boxroom. Seafront terrace.

Flat 3 (1/2 bedroom duplex) (109.3 sq m or 1176 sq ft)
Sitting Room (with bay window and seafront balcony), Kitchen Diner (with rear balcony) Cloakroom, Utility, Master Bedroom with Bath/Shower Room en-suite and Boxroom. Seafront terrace.

Flat 4 (2 bedroom duplex) (85.7 sq m or 922 sq ft)
Open plan Sitting Room, Kitchen and Diner (with seafront balcony), Shower Room, Bedroom (with rear balcony), Master Bedroom with Bath/Shower Room en-suite and Boxroom. Seafront terrace.

First Floor

Flat 5 (1/2 bedroom apartment) (59.5 sq m or 640 sq ft)
Open plan Sitting Room (with seafront balcony), Kitchen and Diner, Bedroom with Shower Room en-suite.

First Floor & Second Floor

Flat 6 (2 bedroom duplex) (60.8 sq m or 654 sq ft)
Sitting Room (with bay window and seafront balcony), Cloakroom, Kitchen Diner (with rear balcony), Utility, Master Bedroom with Shower Room en-suite, Bedroom (with rear balcony), Bathroom.



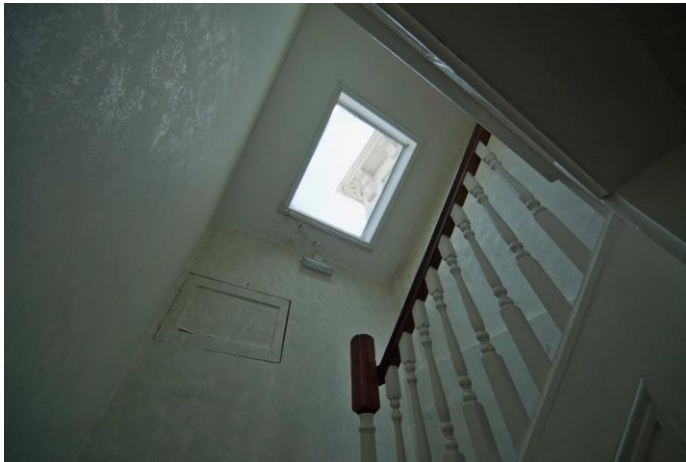
Flat 7 (2 bedroom duplex) (60.8 sq m or 654 sq ft)
Sitting Room (with bay window and seafront balcony), Cloakroom, Kitchen Diner (with rear balcony), Utility, Master Bedroom with Shower Room en-suite, Bedroom (with rear balcony), Bathroom.

First Floor

Flat 8 (1/2 bedroom apartment) (51.4 sq m or 553 sq ft)
Open plan Sitting Room (with seafront balcony), Kitchen and Diner, Bedroom, Shower Room.







Second Floor

Flat 9 (1/2 bedroom apartment) (115.5 sq m or 1243 sq ft)
Open plan Sitting Room (with seafront balcony), Kitchen and Diner, Bedroom with Shower Room en-suite.

Flat 10 (1/2 bedroom apartment) (108.3sq m or 1165 sq ft)
Open plan Sitting Room (with seafront balcony), Kitchen and Diner, Bedroom, Shower Room.

Third Floor

Flat 11 (1/2 bedroom apartment) (91.5 sq m or 985 sq ft)
Sitting Room (with seafront balcony), Kitchen Diner, Study, rear terrace, Master Bedroom with Bathroom en-suite.

Flat 12 (1/2 bedroom apartment) (87.5 sq m or 942 sq ft)
Sitting Room (with seafront balcony), Kitchen, Dining Room, Rear Terrace, Master Bedroom with Bathroom en-suite.

Tenure & Possession, Fixtures & Fittings

The property is offered freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

Outside

On the seaward side, overlooking Springvale are paved terraces with sea views. The approach to the building is provided by steps. To the west side there is vehicular access to the rear yard where there are a series of single storey, open-fronted garages.

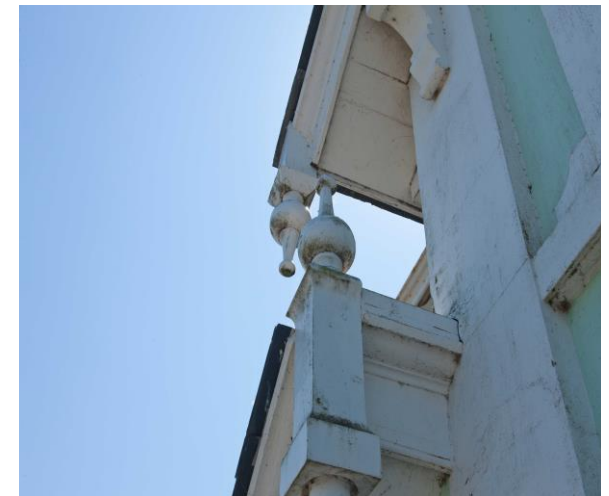
Planning

The property has consent (Reference: TCP/05294/X, P/00700/16) for extension and conversion to 12 apartments dated 1st November 2016.

A copy of this Consent and the associated plans can be viewed on-line at:
www.iwight.com/planning/planAppsearchhistory.aspx by entering the 5 digit TCP number or 5 digit P number.

Services

We are informed that the following mains services are connected or available to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, gas, water and foul drainage.



Seaview is a well-known sailing village located on the north eastern coast of the Isle of Wight. Seaview has many facilities including the renowned Seaview hotel and restaurant, the Seaview Yacht club and the Isle of Wight Sports Club. Newport the County town of the Island is approximately 12 miles distant to the west and has a wide range of facilities and amenities, Ryde, (the gateway to the Isle of Wight) being approximately 2 miles distant with mainland connections by hovercraft (7 mins) to Southsea and a fast catamaran (15 mins) to Portsmouth with onward train links to London (1 hour 10 mins).

Ryde is the largest town on the Isle of Wight and has an array of fine Georgian and Victorian buildings, pubs, restaurants, a sea front promenade, marina, shops and entertainment. Ryde has 6 miles of beaches and shallow coastal waters which is ideal for swimming. Reaching almost half a mile, Ryde Pier is one of the oldest piers in the country. This is considered the gateway to Ryde as the Wightlink Catamaran operates from Portsmouth to the end of the pier and there is also a direct train from the pier through to Shanklin. To the East of Ryde there are the popular sailing villages which include, Seaview, St Helens and Bembridge. To the West of Ryde is Newport which is the main shopping district with many popular high street shops.

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl, Aldi and Asda all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

Viewing Arrangements

Viewing is strictly by appointment with the Joint Agents Biles & Co and Strutt & Parker. To view this property please contact:

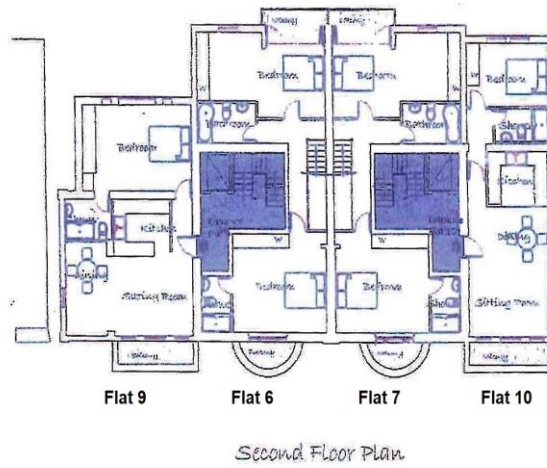
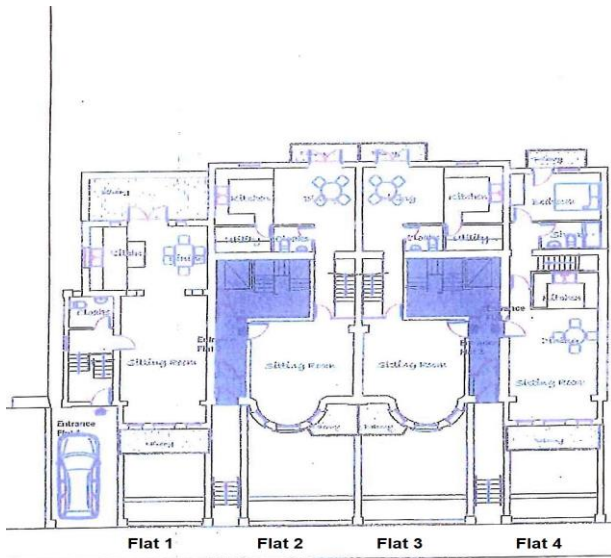
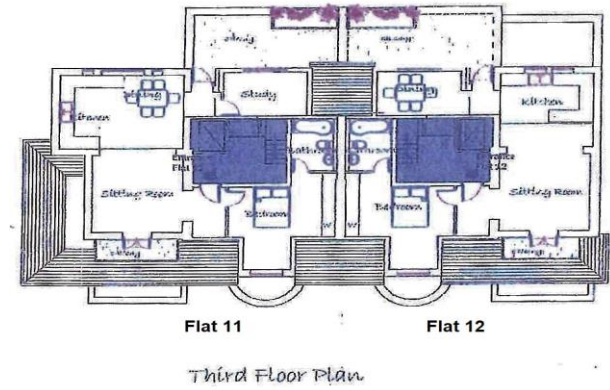
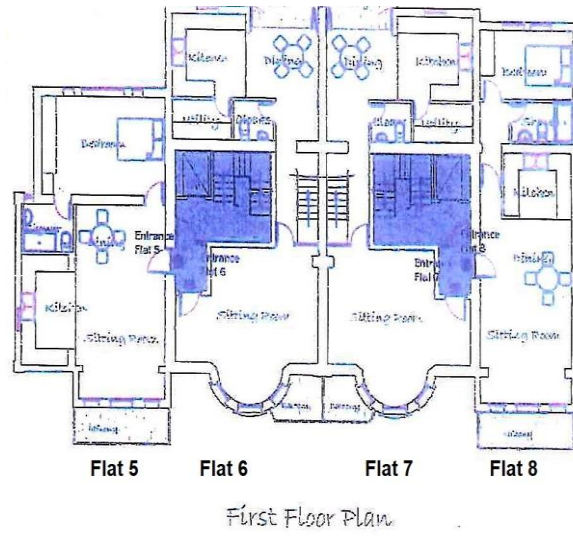
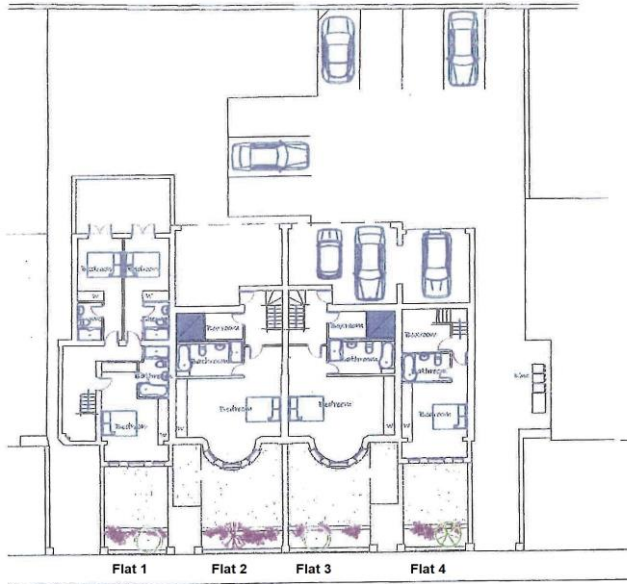
Biles & Co, Isle of Wight office on 01983 872335 Ref: Sam Biles

Strutt & Parker, Winchester office on 01962 657423 Ref: Jake Civardi

Directions

Proceed out of Seaview centre on the High Street and West on Bluett Avenue leading to Duver Road and onto Springvale Road. After the junction with Oakhill Road the former Springvale Hotel will be found on the left-hand side. The postcode is PO34 5AN.







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