

ST RHADAGUNDS

VENTNOR • ISLE OF WIGHT



ST RHADAGUNDS

**UNDERCLIFF DRIVE
ST LAWRENCE VENTNOR
ISLE OF WIGHT • PO38 1XQ**

Charming holiday and conference centre set in the idyllic scenery of the Isle of Wight's Undercliff with stunning views south over the English Channel

Freehold with vacant possession

Large detached late Victorian property

Currently used as a retreat/holiday centre

30 bedrooms (12 with en-suites)

Can provide accommodation for up to 80 people

Separate 3 bedroom semi-detached cottage within the grounds

Approximately 10 minutes' walk to the nearest beach and other superb beaches close by.

Potential for alternative uses and development subject to obtaining the necessary consents

Set in approximately 4.5 acres



KnightFrank.co.uk

Contact

Sian Morris MRICS

Knight Frank LLP

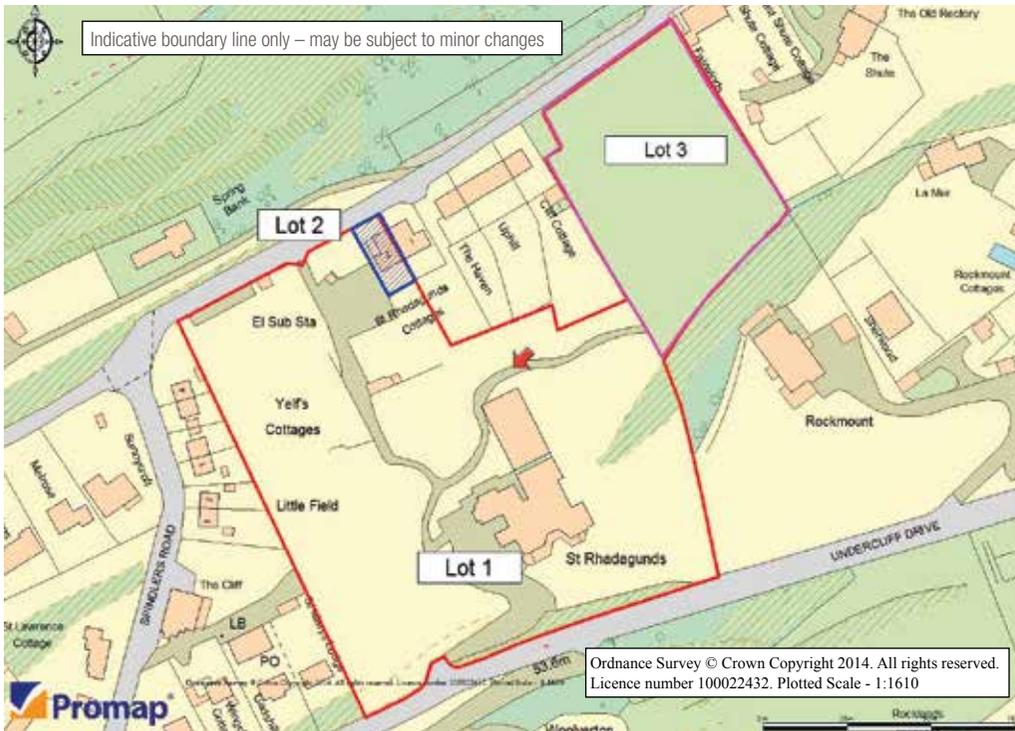
55 Baker Street, London W1U 8AN

Tel +44 (0) 20 7861 5433

Sian.morris@knightfrank.com



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Location

The property is located in St Lawrence, near Ventnor on the Isle of Wight. The property lies approximately 2 miles south west of Ventnor, 10 miles south of Newport and 13 miles south of Ryde.

The closest train station is Shanklin approximately 6 miles away. The closest ferry terminals are Fishbourne and Ryde. There are regular car ferry crossings from Portsmouth Harbour to Fishbourne in approximately 40 minutes, and the high speed Catamaran service from Portsmouth to Ryde in just 22 minutes. There are also car ferry services from Southampton to East Cowes in approximately 60 minutes, and a Red Jet passenger service taking approximately 25 minutes. Alternatively, the Lymington to Yarmouth crossings takes approximately 40 minutes.

Description

A large former Victorian house arranged over basement, ground, first, second and third floors and a small tower extends beyond. The basement provides storage space, the ground floor includes an entrance hall and a number of large reception rooms and a kitchen, the first, second and third floors provide circa 30 bedrooms (12 of which are en-suite) and bathroom facilities.

The main property is built in stone with a part pitched slate roof and a part flat roof (where the building has been extended). The building has wooden sash windows and a south facing veranda with views out over the Channel.

The semi-detached cottage is arranged over basement, ground and first floors. The basement provides storage space, the ground floor includes an entrance hall, kitchen and two reception rooms, and the first floor provides three double bedrooms and a bathroom.

The property is set in circa 4.5 acres of grounds laid to gardens, lawned areas, woodland, tarmac (with parking for circa 25 cars). There is also a five-a-side lawned sports pitch, putting, croquet, badminton, volleyball, and children's play area. Available as a whole, in 3 separate lots or any combination thereof. Lot 1 - main house and immediate grounds. Lot 2 - semi-detached cottage with front and rear garden and parking. Lot 3 - approximately 0.99 acres of land with possible development potential subject to necessary consents.

Access

The main property is accessed up a steep drive from Undercliff Drive to the south. The semi-detached cottage is accessed from Seven Sisters Road to the north.

Legal Title and Tenure

The property is held Freehold and is offered with vacant possession.

All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Planning

Below is a synopsis of the planning environment for the property.

- The property is currently used by the Christian Endeavour Holiday Centre, which provides holiday accommodation, short breaks and conferences facilities which are organised on a Christian basis. The property caters specifically for families, individuals, Church groups, conferences and schools.
- We assume that the current lawful planning use of the property is C2 (Residential Institution) although we have not been provided with any information to confirm this.
- The Property is located within a conservation area.
- The property does not comprise any listed buildings.
- There are not any trees within the boundaries of the property which are the subject of Tree Preservation Orders (TPOs).



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."

Planning Authority

Isle of Wight Council
County Hall, High Street
Newport, Isle of Wight PO30 1UD

Fixtures and fittings

Any items of furniture or other items left in the property will become the responsibility of the purchaser on completion.

Services

Mains water, electricity, gas and drainage are available to the property. Water supply from on-site reservoir storage tank. LPG supply from storage tank. Although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

EPC

The Energy Performance Certificate is available on the dedicated website.

Guide Price/Method of sale

Please refer to the dedicated website for further information.

VAT

We understand that VAT is not payable on the property. All offers should be made exclusive of VAT.

Viewing Arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact the Institutional Consultancy team on 020 7861 5433.

Further information

Further information is available to download from www.inst.knightfrank.com/strhads including

- Cover Letter
- EPC
- Further photos
- Bid procedure

- Title information
- Floorplans

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: October 2014.

Photographs dated: 2004, 2008 and 2014.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Kingfisher Print and Design. 01803 867087.