

ST RHADAGUNDS

VENTNOR • ISLE OF WIGHT



**Knight
Frank**

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



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Contact

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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

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Particulars dated: October 2014.

Photographs dated: 2004, 2008 and 2014.

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