

**WESTCLIFFE CHALETs
BOXERS LANE, NITON
ISLE OF WIGHT PO38 2EJ**



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**FOR SALE:
FREEHOLD SITE COMPRISING
26 CHALETs SET IN ATTRACTIVE
GROUNDS
TO BE SOLD IN 2 LOTS**

LOT 1:

Chalets 1 and 13, with vacant possession. **GUIDE: £380,000.**

LOT 2:

The freehold interest in the property with the benefit of ground rents. **GUIDE: £500,000.**



LOCATION: The property is located in Niton, a village on the south side of the Isle of Wight, which offers a convenience store, post office with tea room, school and public houses. Various beaches are a short drive away as is the coastal town of Ventnor which offers further amenities. The Island's capital, Newport, is approximately 30 minutes' drive.

DESCRIPTION: Westcliffe Chalets comprise a secluded, private development of 26 chalets set in beautiful gardens on the southern side of Niton village. The chalets, of which just 15 are let for holiday rental, are built on three levels and surrounded by well-tended gardens with an abundance of colourful plants and shrubs inspired by the botanic gardens in nearby Ventnor. The site lies in an area of Outstanding Natural Beauty and is a 15 minute walk from the Heritage Coast. All chalets are south facing and benefit from the communal grounds, gardens and secure car parking. 24 of the chalets have been sold on long leaseholds, (schedule available upon request) and the remaining 2 chalets, being numbers 1 and 13, are currently retained by the Vendor.

CHALET 1: comprises open plan living room/dining area/kitchen area (4.04m x 2.74m), double bedroom (2.65m x 2.11m). Shower room. EPC Rating: F (36). Seating area to the front with lovely sea views.

CHALET 13: comprises kitchen/dining room (2.74m x 4.06m), living room (2.74m x 3.99m), bedroom 1 (2.71m x 2.07m), bedroom 2 (2.72m x 3.0m), bathroom with WC, separate additional WC. EPC Rating: F (28). To the front of this unit is a large deck with an attractive sun room (4.04m x 3.53m).

RATEABLE VALUE: It is likely the properties will fall within Band "A" for the purposes of council tax, however, the properties are to be re-assessed.

The site benefits from the income generated from the annual ground rents, approximately £2,400 per annum. The leases state an increase in the ground rent every 25 years. There is further rental income from Chalets 1 & 13. The approximate total rental income is therefore £11,500 per annum. A service charge is levied by the freeholder and this allows for management fees and maintenance of the communal areas. The total collected each year is currently £4,500.

SERVICES: The Vendor advises that mains water, electricity and drainage are connected at the property.

PROPOSAL

The property is offered for sale in 2 Lots.

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VALUE ADDED TAX: We are advised by the Vendor that the property is not elected for VAT.

LEGAL COSTS: Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION: Ian Bell 01962 855885 [/ian.bell@pearsons.com](mailto:ian.bell@pearsons.com)

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