

DEVELOPMENT OF THE WELLINGTON HOTEL

BELGRAVE ROAD, VENTNOR IW PO38 1JH 218539

FORMER HOTEL WITH PLANNING FOR HOLIDAY FLATS



- **Former Wellington Hotel occupying a plot with panoramic sea views over Ventnor Bay and the English Channel**
- **Located in Belgrave Road, within a short walk of Ventnor Town Centre**
- **Planning permission to change/convert the existing building to provide 13 x self-contained holiday apartments under TCP/23445/A**
- **For Sale Offers invited in the region of **£750,000** for the freehold of the site.**

LOCATION

Located on Belgrave Road, one of the most desirable roads in Ventnor, the former hotel enjoys an elevated position with 180 degree panoramic views across Ventnor Esplanade, Ventnor Bay and The English Channel. The building is well placed, being only a short and relatively level walk, in Ventnor terms, to the town centre. It also benefits from having its own steps which give direct access to Ventnor Esplanade, The Beach and the array of shops, cafes and eateries along the seafront. Ventnor benefits from being on the south facing slope of St Boniface Down and is almost totally sheltered from the north. The town has seen considerable recent investment in particular with a Tesco Express opening in the High Street and the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by the many visitors and locals alike wishing to enjoy the arts and fine dining culture which the town has become renowned for.

DESCRIPTION

Former Wellington Hotel originally having 28 bedrooms, all of which (with the exception of 2) having full panoramic sea views, the majority of which also having verandas to the front. Planning has been granted for change of use and conversion of the main body of the Hotel to form 13 self-contained holiday apartments with 52 week occupation. The scheme could well lend itself either to develop for an investor to convert the scheme and let as holiday accommodation or to be developed and the apartments sold off as individual holiday units. Due to its location and outlook, it is felt that strong end values could be achieved if sold or rented. The scheme consists of 13 x apartments, comprising 6 x 1 bedroom units, 4 x 2 bedroom units and 3 x 3 bedroom units. All apartments benefit from panoramic sea views and all flats on the ground, first and second floors will benefit from terraces to the front. The building runs to approximately 767m² GIA please visit Isle of Wight Council planning website for further detail at <https://www.iwight.com/planning/AppDetails3.aspx?frmId=32959>

TERMS

For Sale Offers invited in the region of **£750,000** for the Freehold of the site.



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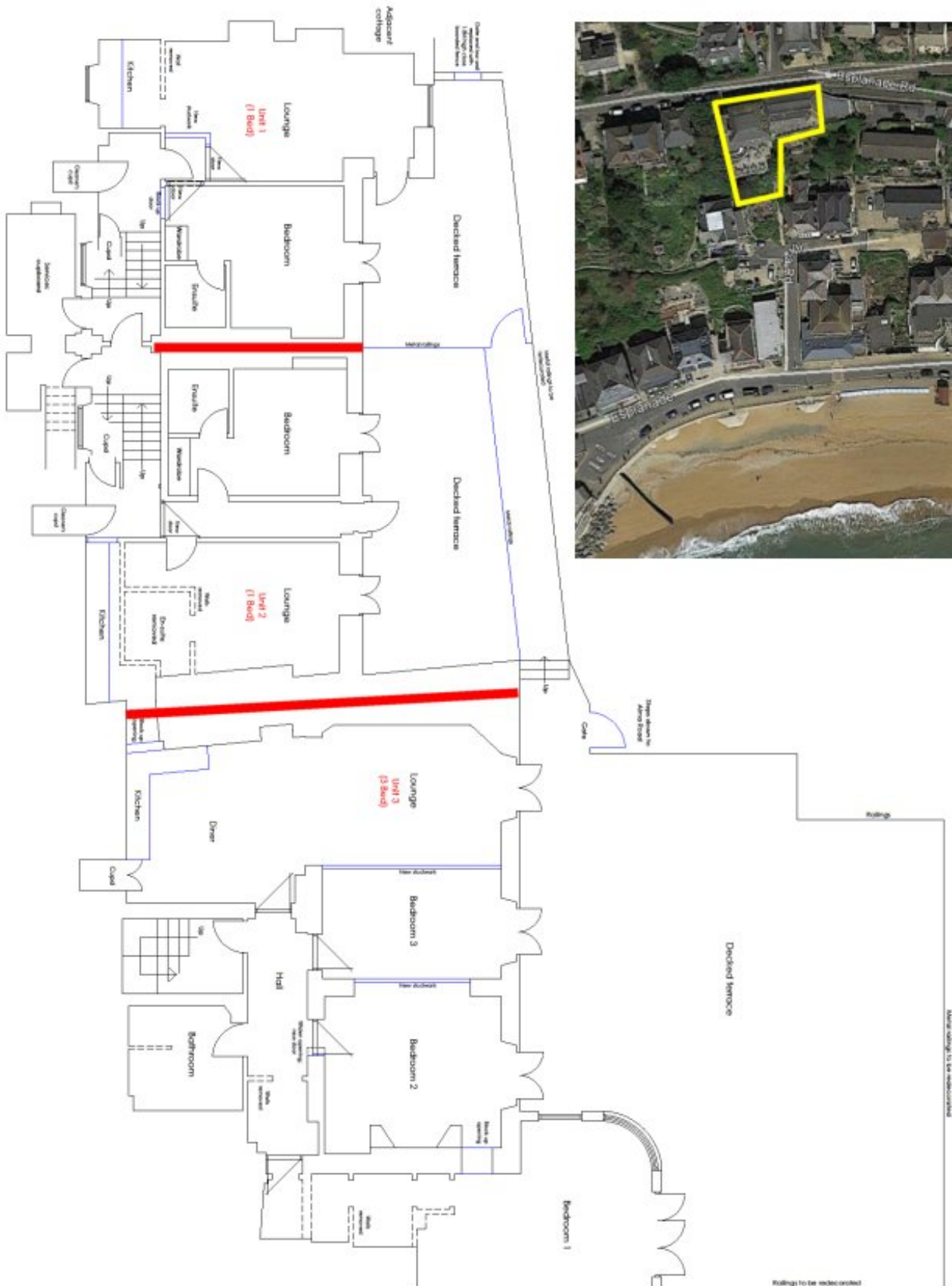
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VIEWING

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Ground Floor Plan (units 1, 2 & 3)



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