

FOR SALE Development Opportunity

Former St. Wilfrid's RC Primary School, Trinity Road,
Ventnor, PO38 1NL



Contact

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Key information

Freehold development opportunity located within a popular seaside resort town on the Isle of Wight.

Former 144 pupil place primary school (closed in 2010). Most recently been used as a nursery school until closure in September 2023.

The site extends to approximately 0.365 ha (0.90 acres).

The buildings extend to a total of approximately 391 sqm (4,209 sq ft) GIA.

Situated on Trinity Road, providing good access to local amenities and services.

The site offers potential for alternative uses and redevelopment subject to the necessary planning consents and approvals.

Offers are invited for the freehold interest with vacant possession, on an unconditional and/ or conditional on planning basis.

Location

The property is located in the seaside town of Ventnor, southeast coast of the Isle of Wight.

Ventnor's unique blend of natural beauty, Victorian charm and artistic vibe makes it stand out among other towns on the Isle of Wight. Its milder climate and relaxed pace of life make it a popular destination for those seeking tranquillity, scenic views and a touch of culture.

Although the area doesn't benefit from direct ferry services and or train connections, there are several links that connect it to the rest of the island and mainland.

The property is located on Trinity Road (A3055), which directly connects to the High Street, and other surrounding arterial routes.

Description

The property comprises a former primary school, which includes the main school building, two modular teaching blocks and a playground.

The school closed in 2010, and was subsequently let to a nursery school in 2013. The lease came to an end in September 2023, and the property has been left vacant since.

The site extends to approximately 0.365 ha (0.90 acres), with the buildings measuring to a total of approximately 391 sqm (4,209 sq ft) GIA.

Planning

Interested parties are advised to obtain their own guidance from appropriate authorities regarding existing and potential future planning use. We can advise as follows:

The current use of the property will fall under the Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

This allows for a number of community uses, the most common of which are places of worship, education and public halls but also as libraries, museums, and law courts.

The property is not Listed, however is situated within a conservation area.

Alternative potential uses include nursery education, residential, senior living and hotel amongst others, subject to securing the necessary planning consents.



Energy Performance

Pending

Expired DEC rating of F.

VAT

The property is not elected for VAT.

Tenure

The property is offered freehold with vacant possession.

Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender.

Further details on the sale process can be made available on request.

Viewing & Further information.

Viewings are strictly to be arranged via prior appointment with sole agents, Rapleys.

Please contact:

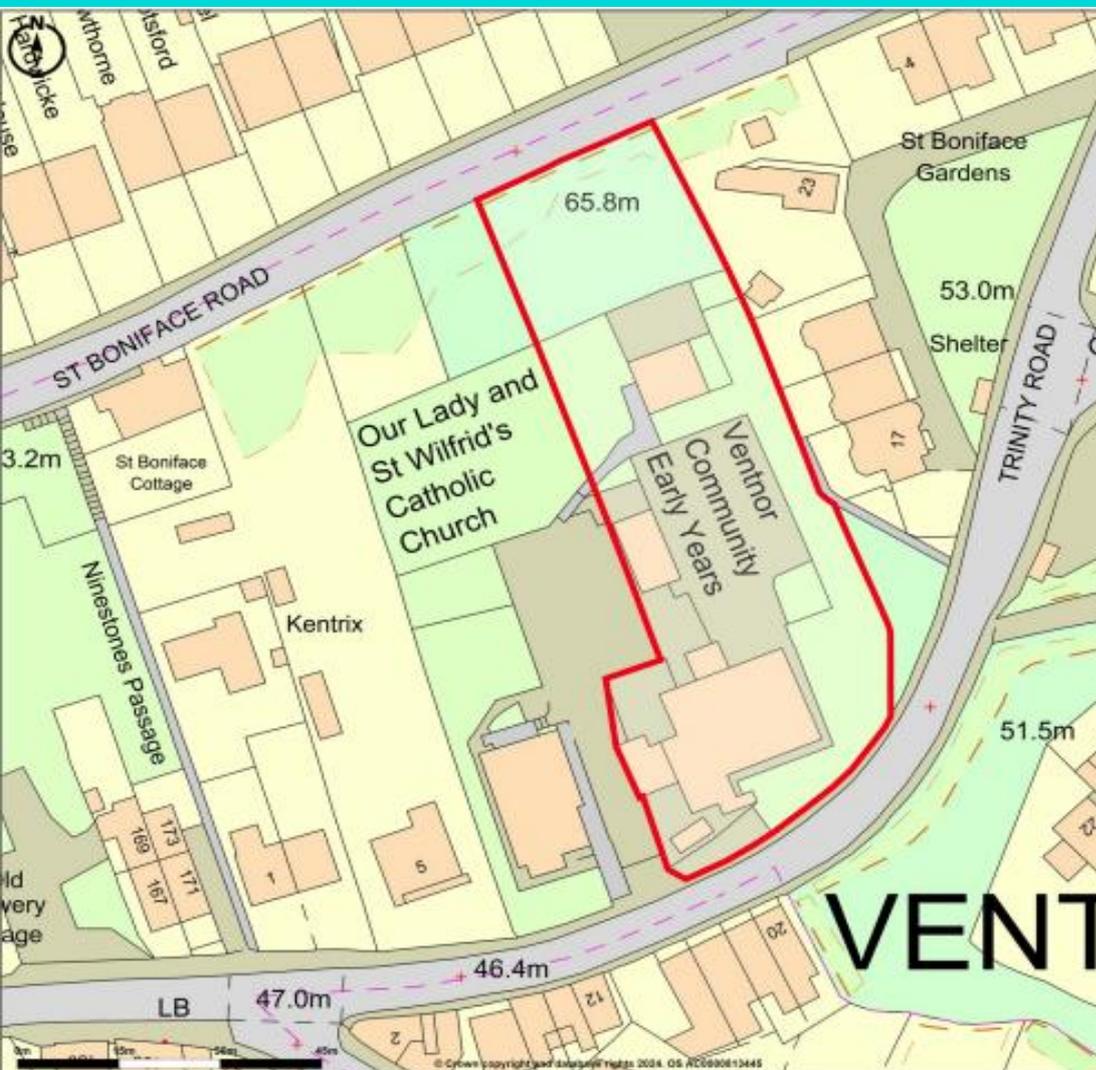
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Technical

Access to the information pack is available on request.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Total Site Area

0.365 hectares

0.90 acres



For further details contact:
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