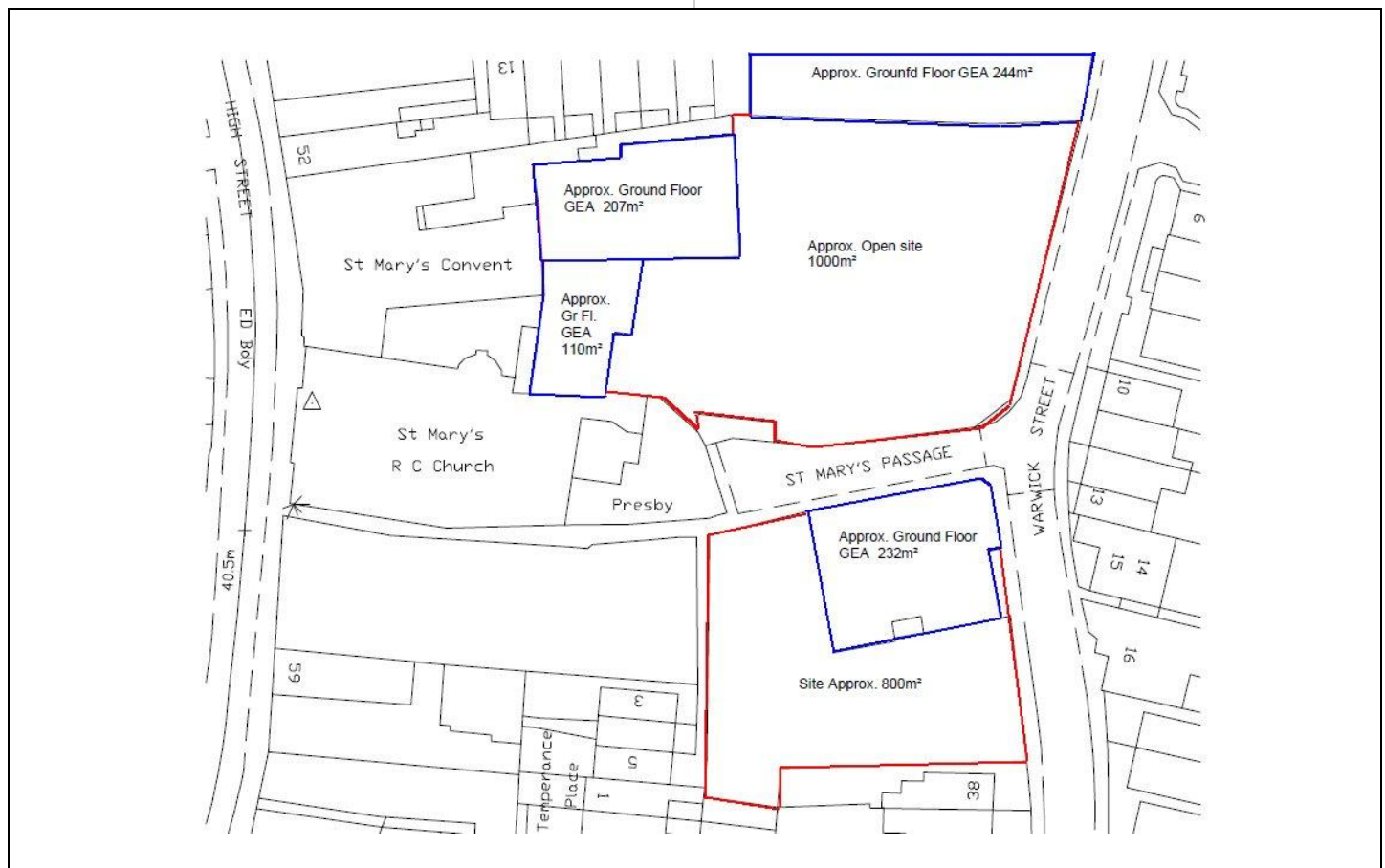


# DEVELOPMENT OPPORTUNITY FOR SALE



- Development opportunity of the former Ryde Convent and Parish Centre
- The site runs to approx. 0.263 ha (0.65 acres) & offers potential for other uses & re-development subject to relevant planning consents. Please see overleaf for building areas
- The site provides good access to local amenities and services
- 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 Ryde, northeast coast of the Isle of Wight. Ryde is the largest town on the island and serves as a key gateway for visitors travelling from the mainland. Ryde is known for its expansive sandy beaches, its recently re-developed promenade and is well connected to Portsmouth and Southsea via the Wightlink Catamaran and Hovertravel services. The Island Line railway runs from Ryde Pier Head to Shanklin, linking Brading, Sandown and Lake. Southern Vectis buses provide connections to Newport, Sandown and other locations. Ryde has an immediate population of around 25,000, considerably boosted by the influx of summer tourists as well as day-trippers via fast passenger catamaran and Hovercraft links from Portsmouth and Southsea. The town boasts a 24,000ft<sup>2</sup> Co-Operative supermarket in addition to Peacocks, WH Smith, Costa Coffee, The Card Factory, Specsavers, Superdrug, The Works, Poundland, J D Wetherspoon and Dominos. The town has benefitted recently from restoration works to many of its Victorian buildings and now presents as a smart and lively shopping area.

## DESCRIPTION

The property comprises a Grade II\* Listed former convent school, which was built circa 1840. This formed part of a later addition including the linking corridor to the adjoining St Mary's Church. The school was further extended, with the construction of the classroom block to the north of the site. The school formally closed in 1990 and has been vacant since. The property has fallen into disrepair and poor condition throughout. It also comprises a former parish centre, a playground and car parking. The site extends to approximately 0.263 ha (0.65 acres), with the buildings running to the following approximate measurements, all measurements to be confirmed on site.

Classroom block – 244m<sup>2</sup> (2626.4ft<sup>2</sup>)

Convent – 207m<sup>2</sup> (2228.13ft<sup>2</sup>)

Link Building – 110m<sup>2</sup> (1184.03ft<sup>2</sup>)

Parish Centre – 232m<sup>2</sup> (2497.23ft<sup>2</sup>)

## PLANNING

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, such as places of worship, education and public halls but also as libraries, museums, and law courts. The former convent and link building is Listed, and the site 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.

## TERMS

Offers are invited on behalf of the Vendor for the freehold interest by way of informal tender. The Vendor would prefer to dispose of the property in its entirety, however, is open to selling the property in lots.

## UNIFORM BUSINESS RATE

Rateable Value: TBC

2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

## VIEWING

Viewing/access will be restricted.

Strictly by appointment with Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)

**UNDER NO CIRCUMSTANCES SHOULD ANY DIRECT APPROACH BE MADE TO ANYONE AT THE PROPERTY, AS THEY WILL BE UNABLE TO ASSIST WITH ANY ENQUIRIES**

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

