



Residential Development Site – Due to Relocation
Hooke Hill, Freshwater, Isle of Wight, PO40 9LD

Guide Price £650,000 for the freehold or Available to Let



Available to Lease or Buy

Large Modern Retail Unit

Car parking with over 50 spaces

Central Prominent Location

Approximately 1 Acre

Vacant Possession

**Development Site for housing
with Planning Application
Pending**

Situated in a highly visible prominent position in the village of Freshwater is The Southern co-operative Site. The Co-operative has relocated approximately 100 metres away to a new larger store with extensive parking and more facilities. Hence the availability of the existing site at the roundabout on the junction of Hooke Hill and Afton Road.

The vendors are applying to the Isle of Wight Council Planning Department for a residential development scheme on this site.

Alternatively the site has several possibilities for a business to lease or purchase the site and trade from the existing building. Or an investor might be interested in acquiring the site to let the building as a whole or in parts. For further information please call 01983 754455.

Development Opportunity

The vendors are applying to the Isle of Wight Council Planning Department for a residential development scheme on this site.

This will consist of the following mix of units:-

Block of 10 x 2 Bed Flats
and 1 x 1 Bed Flat
with 11 parking spaces and 2 visitor parking spaces.

3 x 2 Bed Houses with 5 parking spaces.
4 x 3 Bed Semi-det Houses with 8 parking spaces.
2 x 4 Bed Detached House with 6 parking spaces.

Making a total of 20 units.

This is subject to planning being obtained and the vendors are prepared to consider entering into a conditional contract subject to planning consent being given. Please see guide layout plan for the proposed development.

Existing Building

The existing Co-operative store is a modern single storey building of approximately 6954sqft retail area and approximately 3767sqft of storage area.

Investment Opportunity

This modern building could well represent a good sound investment let to a commercial tenant. The building could be let as a whole or sub-divided into smaller commercial units and let out, for example, as an indoor market type initiative. There is clearly ample parking for several businesses to run from this location and the secondary entrance for alternate use.

Car Park

The current car park is accessed from Afton Road and provides 47 individual parking spaces, 7 further disabled spaces and an unloading/dropping off zone. The entrance is a two way entrance in and has secure gates to close if required.



Loading Entrance

There is a separate entrance from Hooke Hill which provides access onto the site for large delivery lorries.

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent's Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any electrical goods (whether wired in or not), light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

New Store

This is an artist's impression of the new store which has located on the corner of Afton Road on the old West Island Printers site.



