



NEW BANK END

Undercliff Drive, St. Lawrence, Ventnor PO38 1UW



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

NEW BANK END

Undercliff Drive, St. Lawrence,
Ventnor PO38 1UW

A rare opportunity to purchase a coastal property including two holiday cottages, a substantial greenhouse, a pond, woodland and grassland extending to 2.11 acres.

- Potential Development Site
- Substantial Glasshouse
- Two Holiday Cottages
- Sea Views
- 2.11 acres
- Further land available by separate negotiation.

Guide Price £750,000



DESCRIPTION

New Bank End is situated in a secluded coastal position, in the sought-after location of St Lawrence, enjoying unrivalled sea views.

The glasshouse offers a substantial footprint which may have potential for alternative uses subject to permitted development or full planning consent. A recent pre-application (undertaken by the vendors) under reference (IW19/10/18355) for "The demolition of the existing glasshouse & proposal for one substantial dwelling" has in principal, received support from the Local Authority.

The sale property includes two existing 3-bedroom cottages which are successful holiday lets and both have magnificent views towards the sea. South of the glasshouse is an area of mature woodland and a large lake, shared with Carp and Koi.

SITUATION

New Bank End is situated in an elevated and south-facing position accessed directly off Undercliff Drive, St Lawrence. This coastal location still has the convenience of being within easy reach of mainland ferry connections. The county town of Newport is approximately 9 miles away. The coastal resort of Ventnor with shops, restaurants, and beach is a short walk away.





GLASSHOUSE

The glasshouse offers a range of the potential for a range of alternative uses subject to the relevant consents. The building is of aluminum construction with single pane glass on the sides and clear polycarbonate roof.

The building is situated on a slope and is internally terraced at three levels incorporating a number of ponds within the terrace.

The glasshouse extends to 375 m2 (4036 sqft).

HOLIDAY COTTAGES

Swift (Holiday Cottage)

The property comprises an open plan kitchen, dining, lounge, master bedroom with en-suite, two twin bedrooms and a family bathroom.

Swallows (Holiday Cottage)

The property comprises an open plan kitchen, dining, lounge, master bedroom with en-suite, two twin bedrooms and a family bathroom.

Swift and Swallows both enjoy separate private self-contained access and a shared courtyard garden with wonderful sea views and across the fields to the south. Both cottages are subject to holiday restriction use, therefore cannot be used solely as a primary residence



NOT TO SCALE

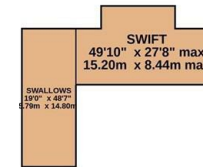
GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



GROUND FLOOR
1083 sq.ft. (100.7 sq.m.) approx.



SITE PLAN



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

RIGHTS OF WAY

There are no public or private rights of way across the property.

ACCESS

New Bank End is accessed directly from the public highway, Undercliff Drive, over the concrete drive created by the vendors (hatched orange on the sale plan).

SERVICES

Swift and Swallows benefit from mains water, electric and drainage. Heating to the properties is via electric convector heaters. The Glasshouse is connected to private water and mains electric.

TENURE & POSSESSION

Vacant possession will be given upon completion of the sale. Freehold.

COVENANTS/OVERAGE

The area within the property will be subject to a restrictive covenant. The glasshouse area will be restricted to one residential dwelling only, with the two existing holiday let bungalows and their respective curtilages being restricted to two residential dwellings only. Therefore no more than 3 dwelling units across the whole of the property.

LOCAL AUTHORITY

Isle of Wight Council.

POSTCODE

PO38 1UW

PLANNING

The property is within the Isle of Wight Area of Outstanding Natural Beauty and the property (as a whole) is not listed.

The glasshouse has been subject to a number of preapplication & full planning application in recent years, though have since lapsed, being:

- P/01191/04 – Conversion of glass house to form office accommodation – Granted 2004
- IW19/10/18355 – demolition of glasshouse and agricultural buildings; proposed 3 dwellings

The holiday cottages benefit from planning permission under reference (P/02323/02) for "Conversion of café into 2 units of holiday accommodation."

Further details are available from the selling agents.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

WAYLEAVES & EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

FIXTURES & FITTINGS

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

SELLING AGENT

BCM Wilson Hill, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight PO30 3DE

VIEWINGS

Viewings strictly by appointment with BCM Wilson Hill.

NB. These particulars dated May 2025 and photos taken December 2020 and June 2023.

EPC

Swallows - F
Swift - F

ADDITIONAL LAND & BUILDINGS

Could be available by separate negotiation to the purchaser only.

HOLIDAY BOOKINGS

The vendor will continue to run the holiday cottages and take bookings, with a 25% deposit taken (40% for August bookings), with the buyer expected to honour bookings inheriting the remaining income.

COUNCIL TAX

N/A

BUSINESS RATES

Swift - TBC
Swallows - TBC

WHAT3WORDS

/// regular.brighter.relief



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