



THE WHITE HORSE, HIGH STREET, SWANAGE
Guide £1,900,000



PROPOSED SITE PLAN // 1:200



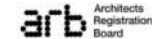
www.uxarchitects.co.uk
studio@uxarchitects.co.uk

PROJECT:
DRAWING:
NUMBER:
REVISION:

WHITE HORSE INN, SWANAGE

PROPOSED SITE PLAN
012

STATUS: PLANNING
SCALE: 1:200 @A3
ORIENTATION:



GENERAL NOTES

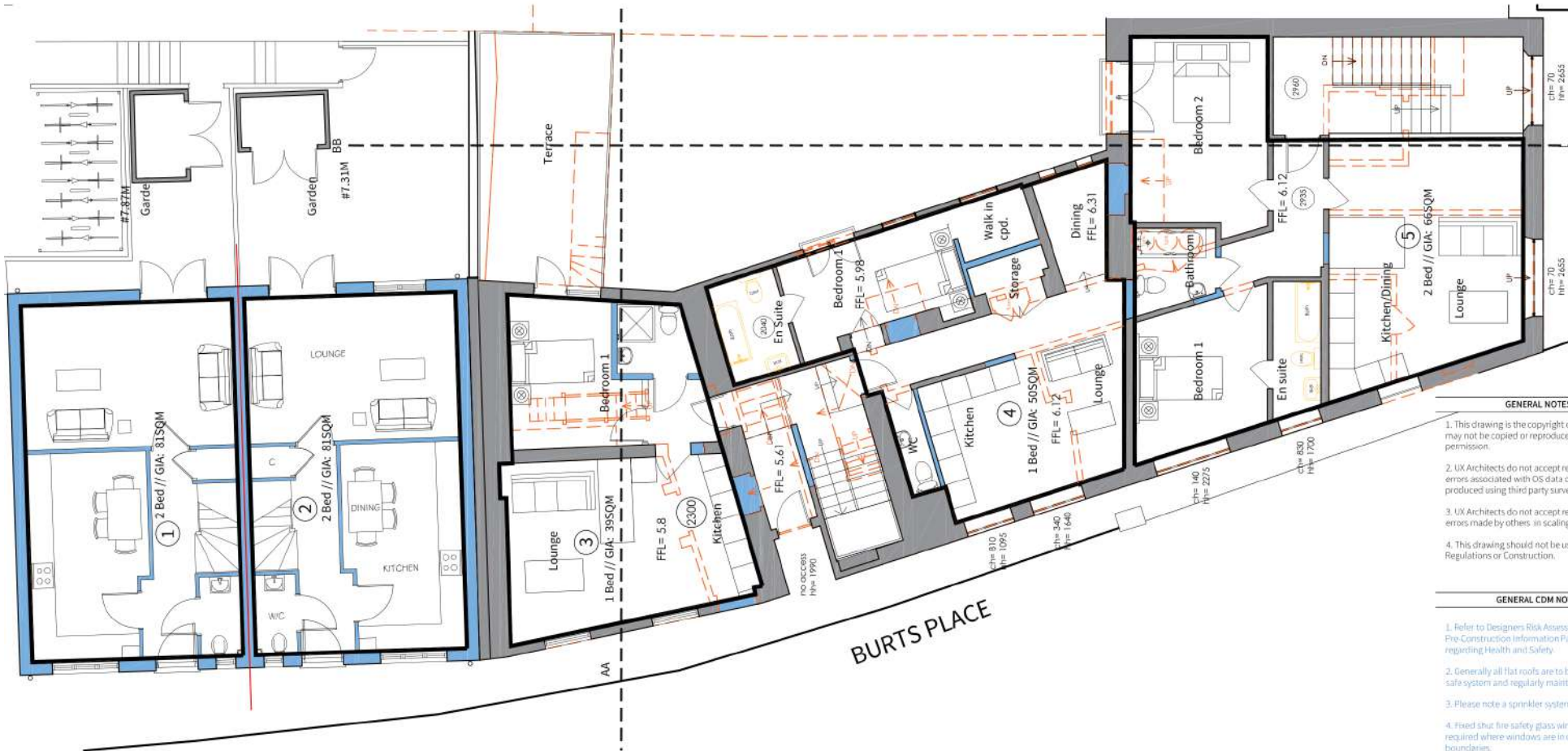
1. This drawing is the copyright of UX Architects and may not be copied or reproduced without permission.
2. UX Architects do not accept responsibility for errors associated with OS data or information produced using third party surveys.
3. UX Architects do not accept responsibility for errors made by others in scaling from this drawing.
4. This drawing should not be used for Building Regulations or Construction.

GENERAL CDM NOTES

1. Refer to Designers Risk Assessment and Pre-Construction Information Pack for details regarding Health and Safety.
2. Generally all flat roofs are to be fitted with a man safe system and regularly maintained.
3. Please note a sprinkler system maybe required.
4. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries.
5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
7. Services searches and all pre-commencement surveys (asbestos, ground investigation, building condition etc) to be carried out prior to construction.
8. All drawings are subject to Building Regulations review and as a result may vary.

LEGEND

- BLUE HATCH DENOTES NEW WALLS
- GREY HATCH DENOTES EXISTING WALLS TO BE RETAINED
- ORANGE LINE DENOTES OUTLINE OF EXISTING WALLS TO BE REMOVED
- PURPLE DOTTED OUTLINE DENOTES PREVIOUSLY APPROVED APPLICATION 6/2014/0368
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES
- 2x2 M VISIBILITY DISPLAY
No obstructions or planting above 600mm within this zone.
- Soakaway



PROPOSED FIRST FLOOR PLAN // GIA: 290SQM

GENERAL NOTES

1. This drawing is the copyright of UX Architects and may not be copied or reproduced without permission.
2. UX Architects do not accept responsibility for errors associated with OS data or information produced using third party surveys.
3. UX Architects do not accept responsibility for errors made by others in scaling from this drawing.
4. This drawing should not be used for Building Regulations or Construction.

GENERAL CDM NOTES

1. Refer to Designers Risk Assessment and Pre-Construction Information Pack for details regarding Health and Safety.
2. Generally all flat roofs are to be fitted with a man safe system and regularly maintained.
3. Please note a sprinkler system may be required.
4. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries.
5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
7. Services searches and all pre-commencement surveys (asbestos, ground investigation, building condition etc) to be carried out prior to construction.
8. All drawings are subject to Building Regulations review and as a result may vary.

LEGEND

- BLUE HATCH DENOTES NEW WALLS
- GREY HATCH DENOTES EXISTING WALLS TO BE RETAINED
- ORANGE LINE DENOTES OUTLINE OF EXISTING WALLS TO BE REMOVED



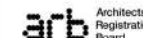
PROJECT:
DRAWING:
NUMBER:
REVISION:

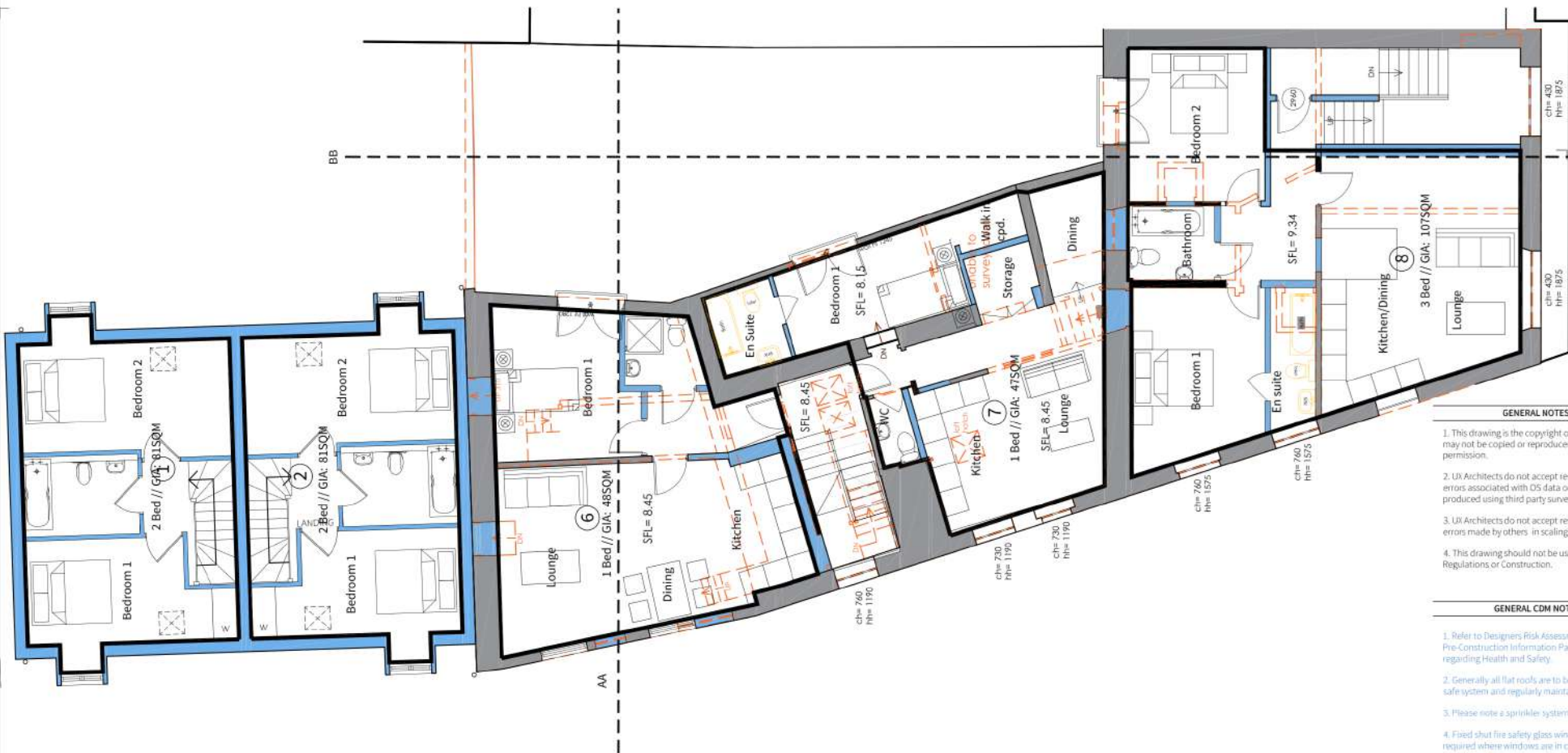
WHITE HORSE INN, SWANAGE
PROPOSED FLOOR PLANS
014

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:



www.uxarchitects.co.uk
studio@uxarchitects.co.uk





PROPOSED SECOND FLOOR PLAN // GIA: 263SQM

GENERAL NOTES

1. This drawing is the copyright of UX Architects and may not be copied or reproduced without permission.
2. UX Architects do not accept responsibility for errors associated with OS data or information produced using third party surveys.
3. UX Architects do not accept responsibility for errors made by others in scaling from this drawing.
4. This drawing should not be used for Building Regulations or Construction.

GENERAL CDM NOTES

1. Refer to Designers Risk Assessment and Pre-Construction Information Pack for details regarding Health and Safety.
2. Generally all flat roofs are to be fitted with a man safe system and regularly maintained.
3. Please note a sprinkler system maybe required.
4. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries.
5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
7. Services searches and all pre-commencement surveys (asbestos, ground investigation, building condition etc) to be carried out prior to construction.
8. All drawings are subject to Building Regulations review and as a result may vary.

LEGEND

- BLUE HATCH DENOTES NEW WALLS
- GREY HATCH DENOTES EXISTING WALLS TO BE RETAINED
- ORANGE LINE DENOTES OUTLINE OF EXISTING WALLS TO BE REMOVED



www.uxarchitects.co.uk
studio@uxarchitects.co.uk

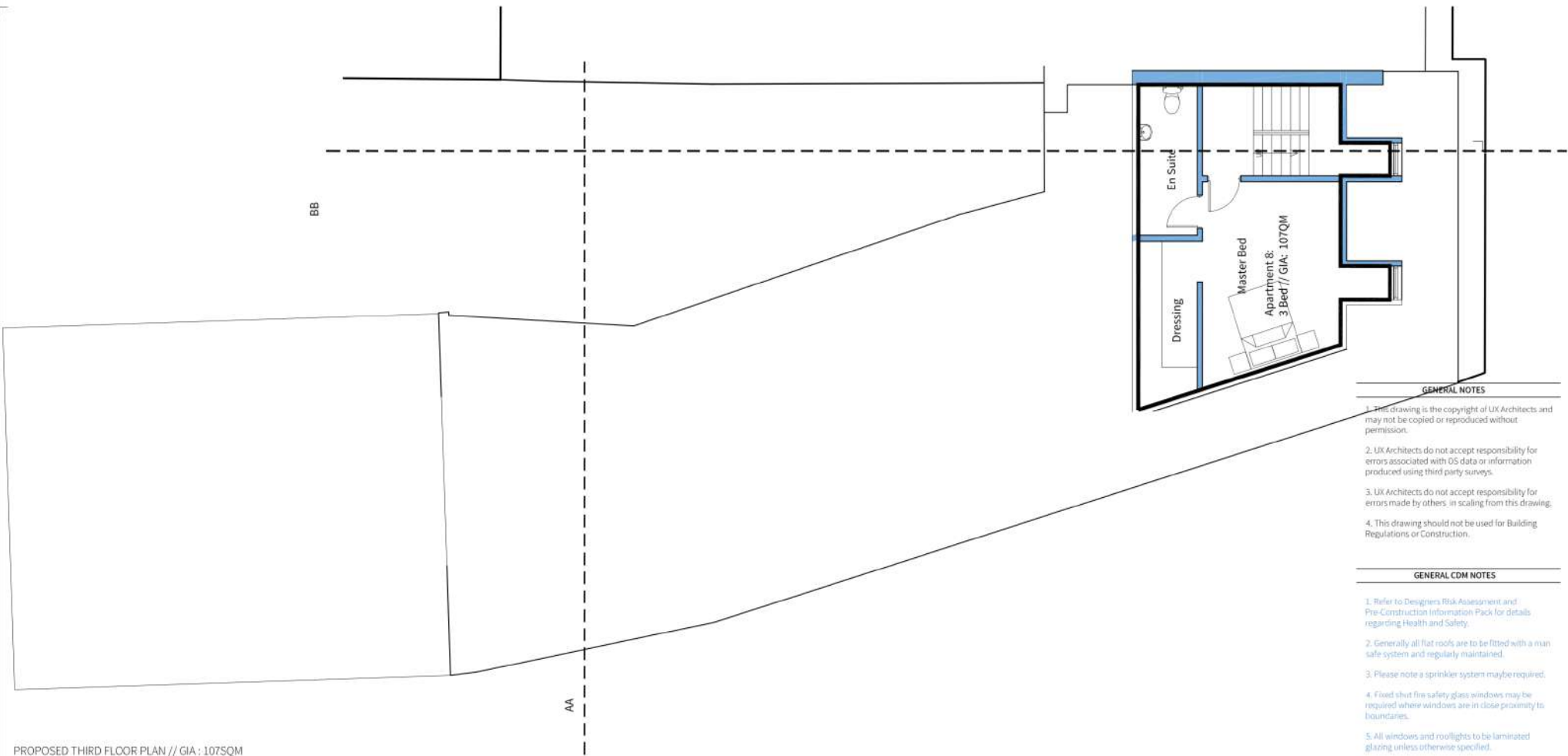
PROJECT:
DRAWING:
NUMBER:
REVISION:

WHITE HORSE INN, SWANAGE
PROPOSED FLOOR PLANS
015

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:



This drawing is the copyright of UX Architects and may not be copied or reproduced without permission. UX Architects does not accept responsibility for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. If in doubt refer to UX Architects. Dimensions for fixed items to be checked on site prior to manufacture.



PROPOSED THIRD FLOOR PLAN // GIA: 107SQM



GENERAL NOTES

1. This drawing is the copyright of UX Architects and may not be copied or reproduced without permission.
2. UX Architects do not accept responsibility for errors associated with OS data or information produced using third party surveys.
3. UX Architects do not accept responsibility for errors made by others, in scaling from this drawing.
4. This drawing should not be used for Building Regulations or Construction.

GENERAL CDM NOTES

1. Refer to Designers Risk Assessment and Pre-Construction Information Pack for details regarding Health and Safety.
2. Generally all flat roofs are to be fitted with a rain safe system and regularly maintained.
3. Please note a sprinkler system maybe required.
4. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries.
5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
7. Services searches and all pre-commencement surveys (asbestos, ground investigation, building condition etc) to be carried out prior to construction.
8. All drawings are subject to Building Regulations review and as a result may vary.

LEGEND

-  BLUE HATCH DENOTES NEW WALLS
-  GREY HATCH DENOTES EXISTING WALLS TO BE RETAINED
-  ORANGE LINE DENOTES OUTLINE OF EXISTING WALLS TO BE REMOVED

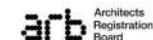


www.uxarchitects.co.uk
studio@uxarchitects.co.uk

PROJECT:
DRAWING:
NUMBER:
REVISION:

WHITE HORSE INN, SWANAGE
PROPOSED FLOOR PLANS
016

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:





Excellent town centre redevelopment opportunity comprising substantial existing property, currently The White Horse Public House. A pre-planning application has been submitted to Dorset Council; a response is anticipated shortly. Proposed floor plans have been prepared by UX Architects to convert the building into 4x one bedroom and 1 two bedroom flats, a three bedroom maisonette with sea views and 2x two bedroom cottages with garden store, whilst retaining a commercial element on the ground floor. These plans are shown on pages 2-7 of this brochure. There is also scope to further develop the ground floor.

Location

These outstanding premises are situated in a good trading position in the commercial centre of Swanage within 50 metres of the Old Stone Quay and town square and slightly further from the Pier, seafront and beach.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Existing Building

The existing building was constructed in 1835. It is Grade II Listed and has exposed Purbeck stone with brick window surrounds to the front and cement rendering to the side and rear. There are cast iron balconies to the first floor and double hung sash windows to the first and second floors. The property stands in grounds of approximately 0.115 of an acre (0.046 of a hectare) and has forecourt parking and a garage at the rear.

The existing business is well established with various town festivals and live music boosting seasonal trade. Audited accounts are available for inspection by genuine applicants on request and has excellent revenue and profits.

Community Infrastructure Levy (CIL)

Once planning permission has been granted the purchaser would be required to pay a Community Infrastructure Levy.

VAT

We have been advised by our clients' accountant that VAT is not payable on this development, however, this must be confirmed by your conveyancer prior to exchange of contracts.

Viewing

Strictly by appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2LP**.

Property Ref **HIG1745**

Ratable Value **£2,600**

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

