

FOR SALE: PART-COMPLETE PERIOD RESIDENTIAL TERRACE CONVERSION

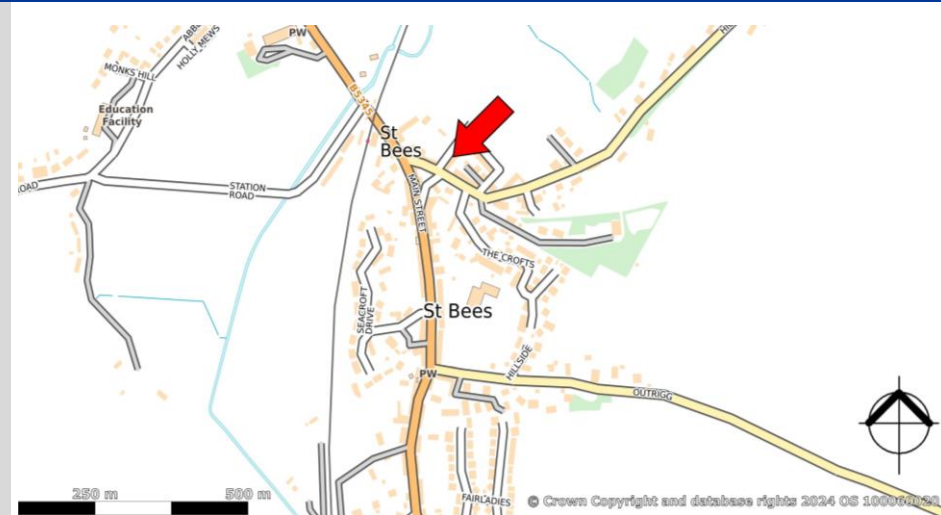


1-11 LONSDALE TERRACE, ST BEES, CUMBRIA CA27 0BW

For sale on behalf of the Joint Administrators of Remarkable Ventures 1 Ltd (in administration)

OPPORTUNITY

- Hilco Global Real Estate Advisory has been instructed by the Joint Administrators of Remarkable Ventures 1 Ltd (in administration) to market for sale the part-complete conversion and refurbishment of a former Georgian Grade II listed boarding house to create a terrace of 10 houses and 2 apartments.
- The former developer has part-completed the refurbishment and conversion, including initial strip-out, replacement of wiring and plumbing, basement tanking and has reached first –fix internally on certain properties.
- The Property comprises a terrace of 11 houses with accommodation on basement, ground, first and attic floors. Gardens and parking to the front with yards/ garden to the rear.
- Site area: Approx 0.37ha (0.91 acres)
- Original planning and listed building consent was granted in 2016 which has been amended and updated on various occasions by the former developer. Full details in the data room.
- Offers are invited for the long leasehold interest with vacant possession



LOCATION AND CONNECTIVITY

- St Bees is a popular holiday destination on the Cumbrian coast, is close to the Lake District National Park and has a population of approximately 1,200. The village is renowned for its beaches, coastal walks, priory, private boarding school and has a wide selection of accommodation including hotels, B&B, self-catering and caravan and camping park.
- The local railway station at St Bees is 150m from the Property and provides direct trains to Carlisle, Lancaster and Preston allowing access to the national rail network.
- Drive times to:
 - Manchester – 146 miles – 2hrs 49mins
 - Newcastle – 101 miles – 2hrs 21mins
 - Glasgow – 138 miles – 2hrs 39mins
 - London – 344 miles – 6hrs 14mins

BACKGROUND

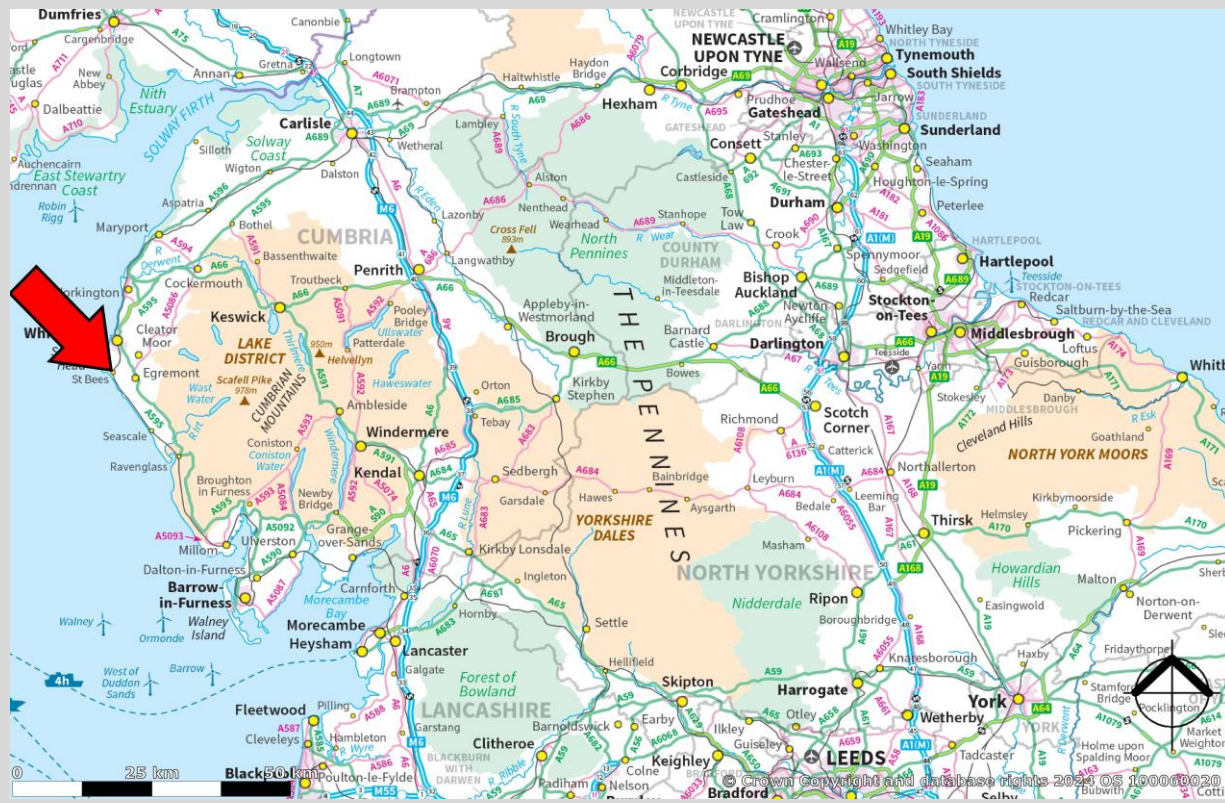
John Dickinson and Joseph Colley of CBW Recovery LLP were appointed Joint Administrators of Remarkable Ventures 1 Ltd (in administration) ("the Company") on 18 March 2024.

The Company purchased the former boarding house at 1-11 Lonsdale Terrace, St Bees, Cumbria CA27 0BW ("the Property") in 2021 and commenced a programme of works to strip-out, convert and refurbish the Property to create 10 houses and 2 apartments with designated parking and gardens.

Following the appointment of the Joint Administrators, all works on site ceased immediately and the Property was secured and boarded up.

None of the individual properties have been sold albeit there are reservations in respect to Plot 1a, ground floor apartment and Plot 11, an end of terrace house.

Hilco Global Real Estate Advisory has been retained as the sole property advisor to market the property for sale on an 'as is' basis.



St Bees Beach

SCHEME DETAILS

Planning Approval Ref 4/16/2016/0F1 was granted 3 May 2016 and varied by the Company thereafter for the separation and refurbishment to create 10 houses and 2 apartments. Listed Building Consent Ref 4/16/2017/0L1 was granted 6 May 2016 and was also varied thereafter by the Company. Full details of the planning and listed building consents are held in the data room

The Property is Grade II listed and includes traditional Victorian features, both inside and out, having been constructed c.1850.

The site extends to approximately 0.37ha (0.91 acres).

Plot 1 is to be split to create two apartments and plots 2-11 will be refurbished to create 10 separate terrace houses. Plots 3 to 11 will each have a separate cellar and plots 1b to 11 will include living accommodation in the attic space.

Lonsdale Terrace, St Bees, Cumbria CA27 0BW

Approximate Schedule of Areas (Taken from M.A.C. Architects 'As Proposed Plans')

Plot	Accommodation	Beds	Approximate GIA	
			Sqft	Sqm
Plot 1a (GF)	Living/ kitchen, bedroom, ensuite.	1	517	48
Plot 1b (1 and 2F)	Living/ kitchen, 3 bedrooms, bathroom	3	1,270	118
Plot 2	Living, kitchen/ dining, utility, WC, 5 beds, 2 bathrooms	5	1,765	164
Plot 3	Living, kitchen/ dining, utility, WC, 5 beds, 2 bathrooms	5	2,077	193
Plot 4	Living, kitchen/ dining, utility, WC, 5 beds, 2 bathrooms	5	2,153	200
Plot 5	Living, kitchen/ dining, utility, WC, 5 beds, 2 bathrooms	5	2,282	212
Plot 6	Cellar, kitchen, utility, lounge/ dining, WC, 1 bathroom, 1 ensuite, study/ snug, 4 bedrooms	4	2,260	210
Plot 7	Cellar, kitchen, utility, lounge/ dining, WC, 1 bathroom, 1 ensuite, study/ snug, 4 bedrooms	4	2,325	216
Plot 8	Cellar, kitchen, utility, lounge/ dining, WC, 1 bathroom, 1 ensuite, study/ snug, 4 bedrooms	4	2,411	224
Plot 9	Cellar, kitchen, utility, lounge/ dining, WC, 1 bathroom, 1 ensuite, study/ snug, 4 bedrooms	4	2,433	226
Plot 10	Cellar, kitchen, utility, lounge/ dining, WC, 1 bathroom, 1 ensuite, study/ snug, 4 bedrooms	4	2,519	234
Plot 11	Cellar, kitchen/ living, lounge, dining, WC, 4 bedrooms, 2 bathrooms, 1 ensuite	4	2,874	267
Totals			24,887	2,312





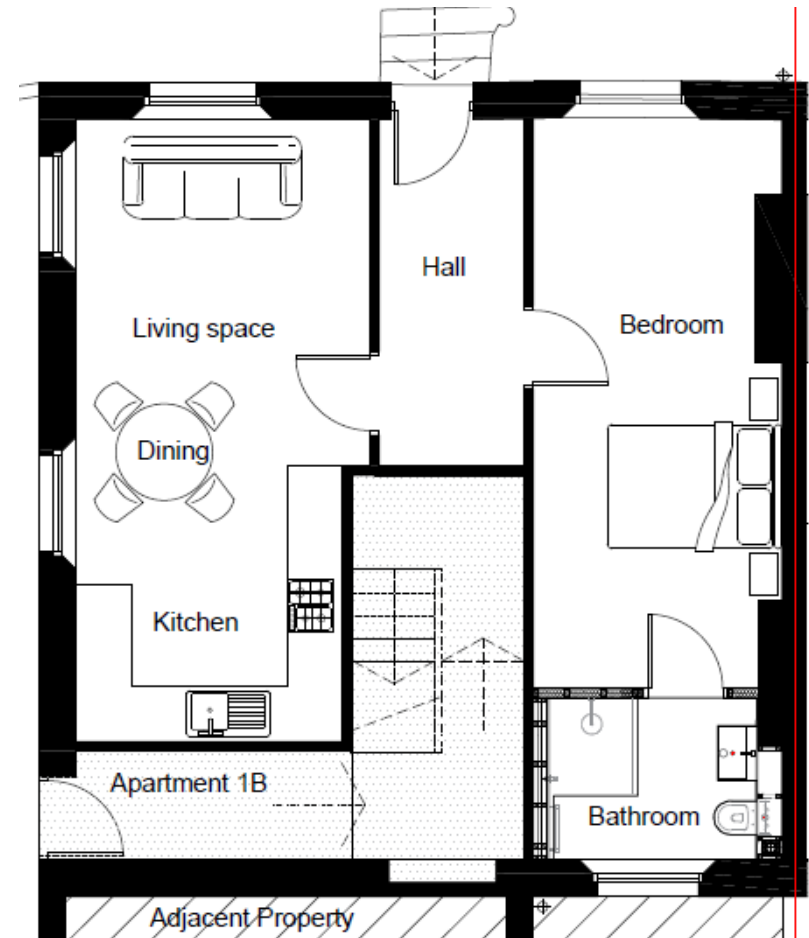
INDICATIVE PLANS

There are essentially four different house styles across the development. These include the apartments (1A and 1B), plots 2 to 4, plots 5 to 10 and plot 11. The following are indicative floor plans for each of the property styles.

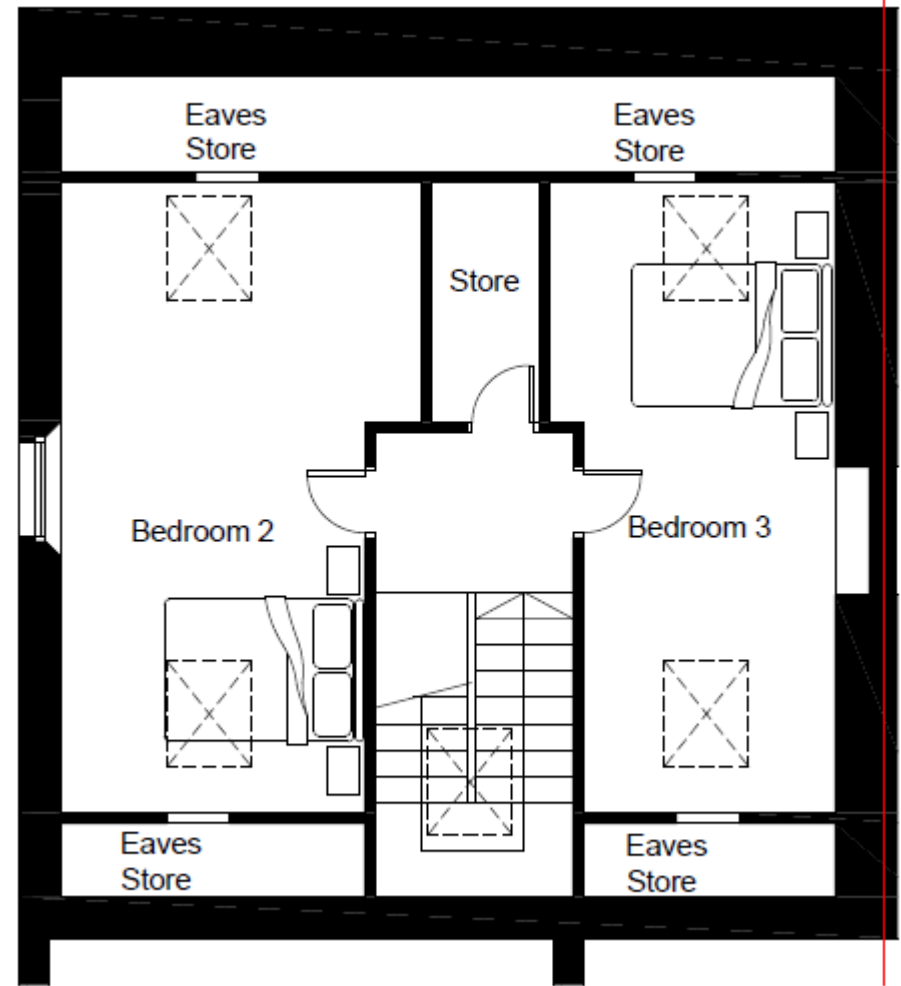
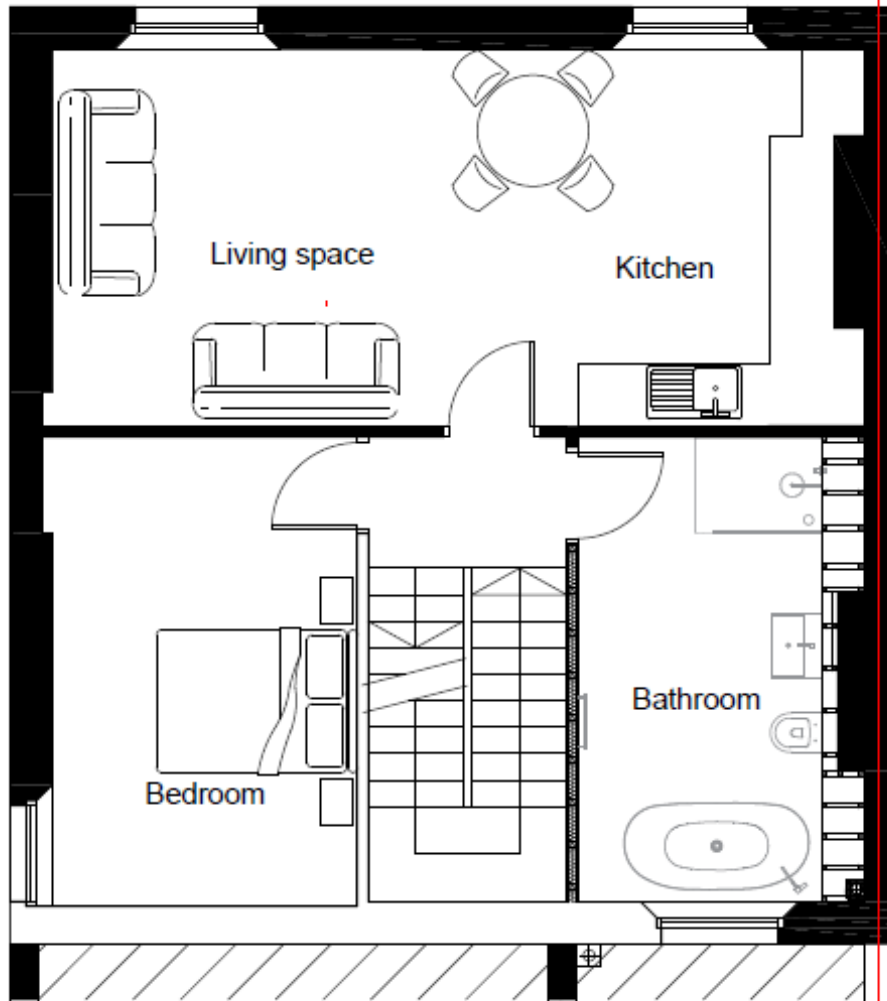
INDICATIVE BLOCK/ TITLE PLAN



APARTMENT 1A - GROUND FLOOR



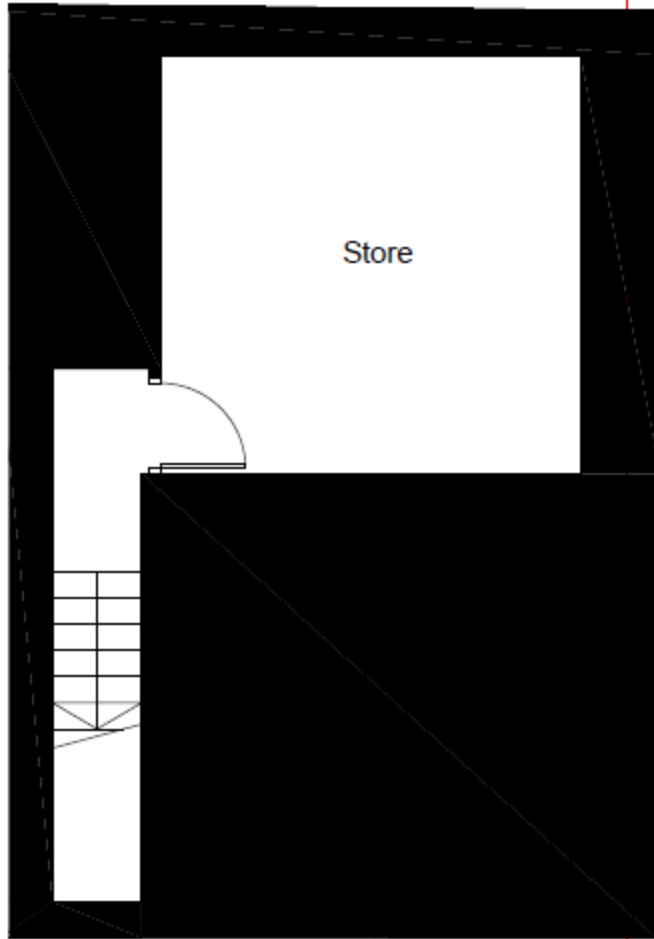
INDICATIVE PLANS (APARTMENT 1B.)



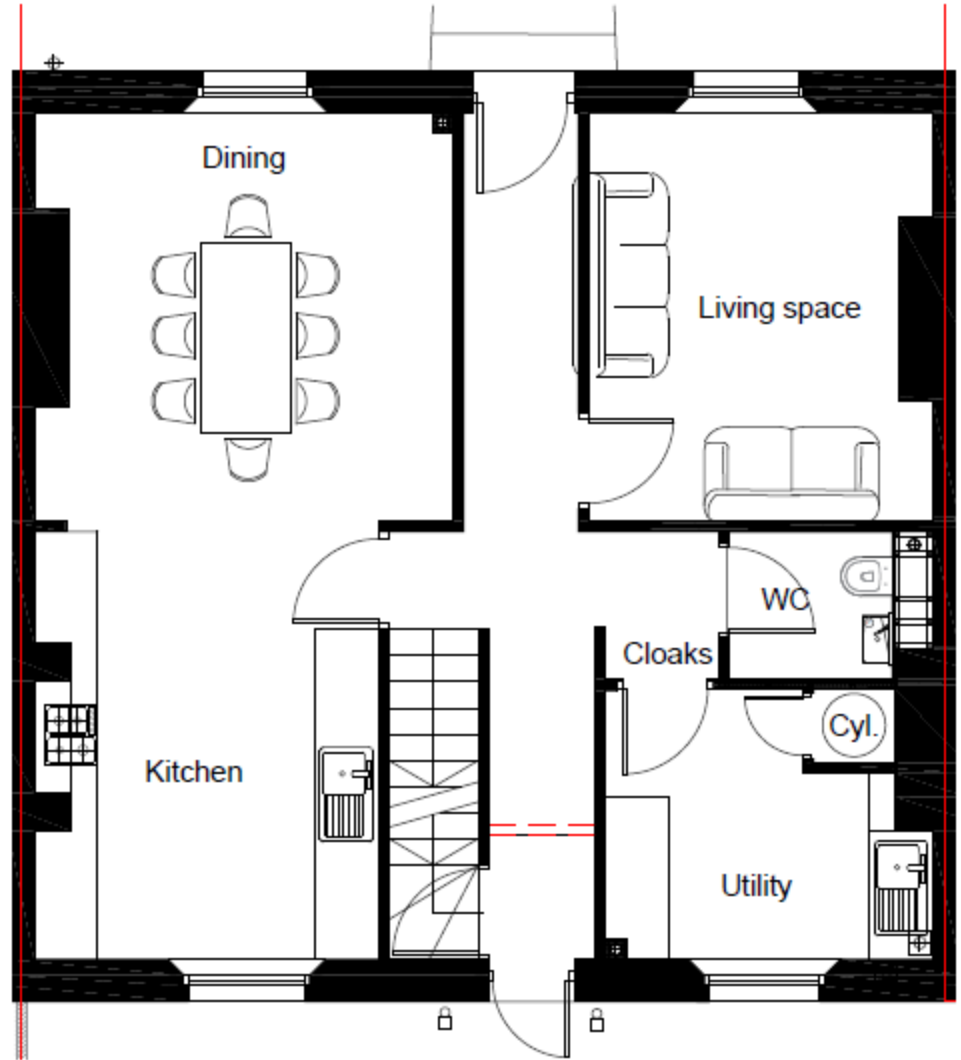
Apartment 1B - First Floor Plan

Apartment 1B - Second Floor Plan

INDICATIVE PLANS (HOUSE 4.)

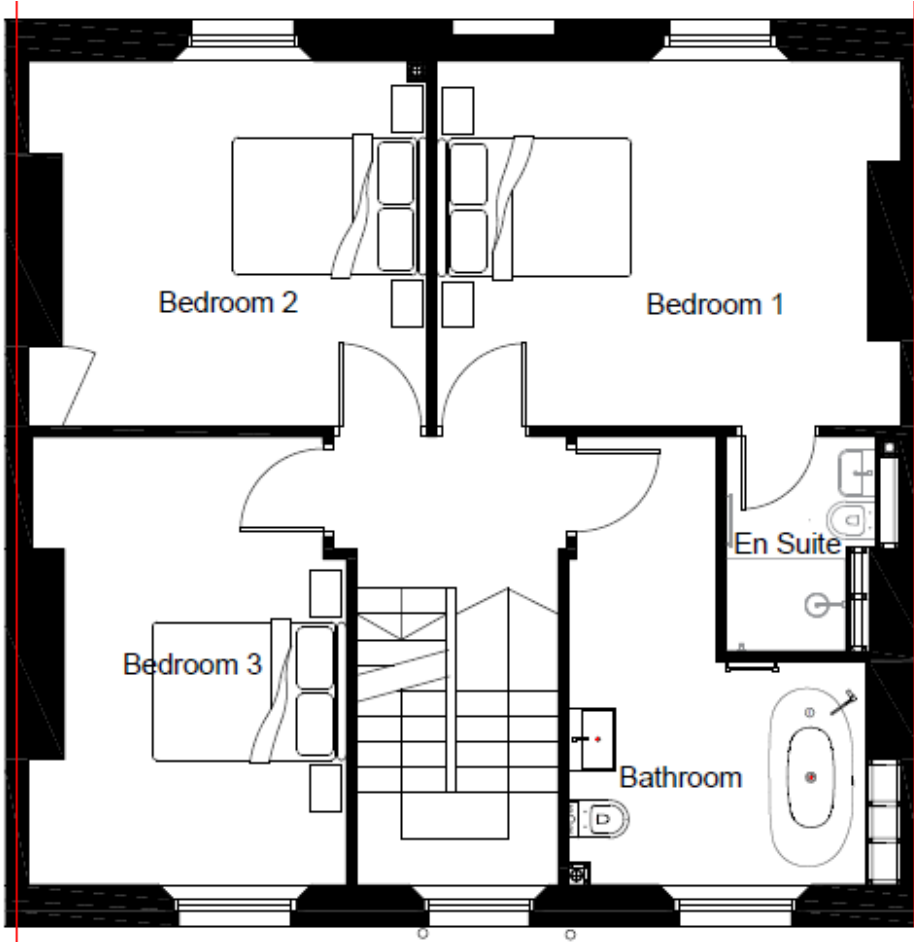


House 4 - Basement



House 4 - Ground Floor

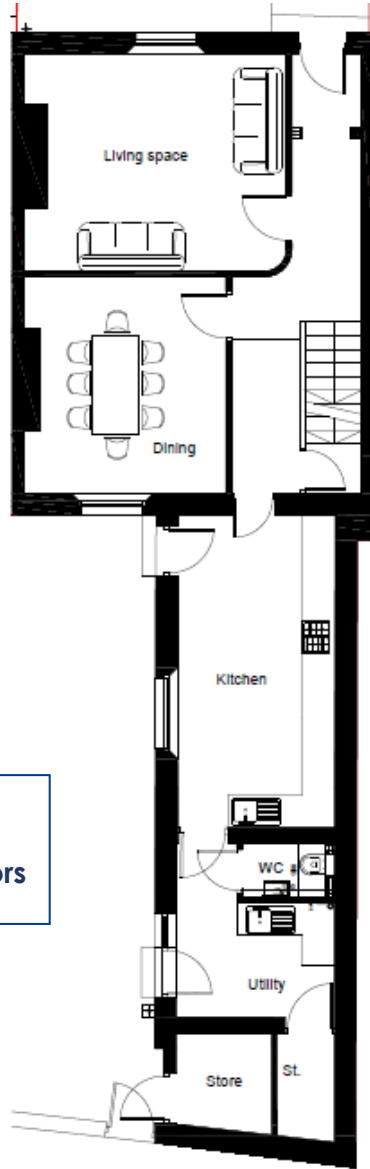
INDICATIVE PLANS (HOUSE 4 CONT.)



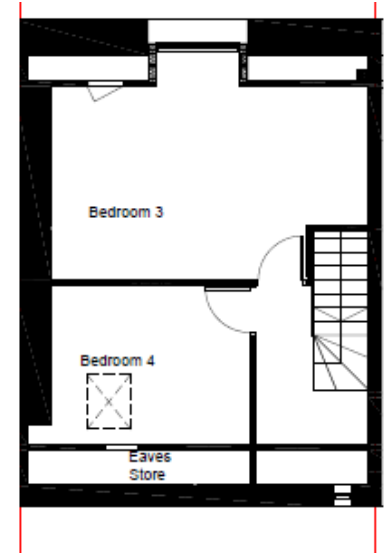
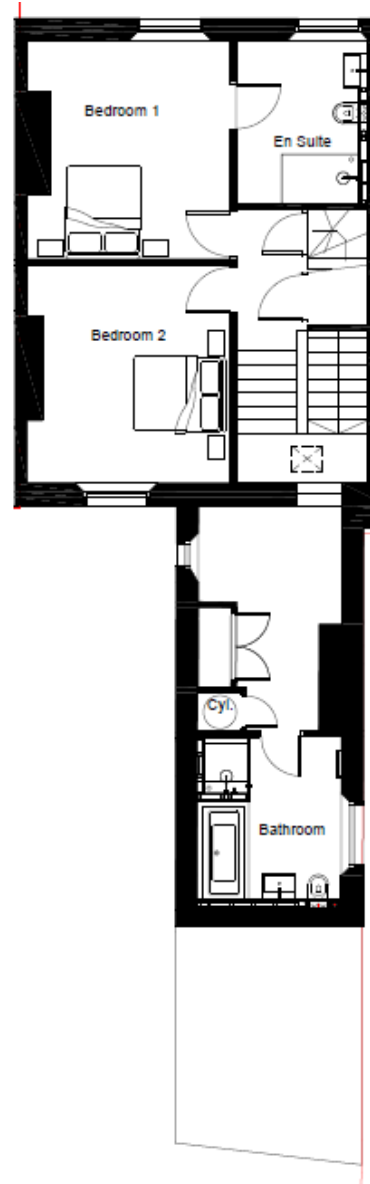
House 4 – First Floor

House 4 – Second Floor

INDICATIVE PLANS (HOUSE 10)

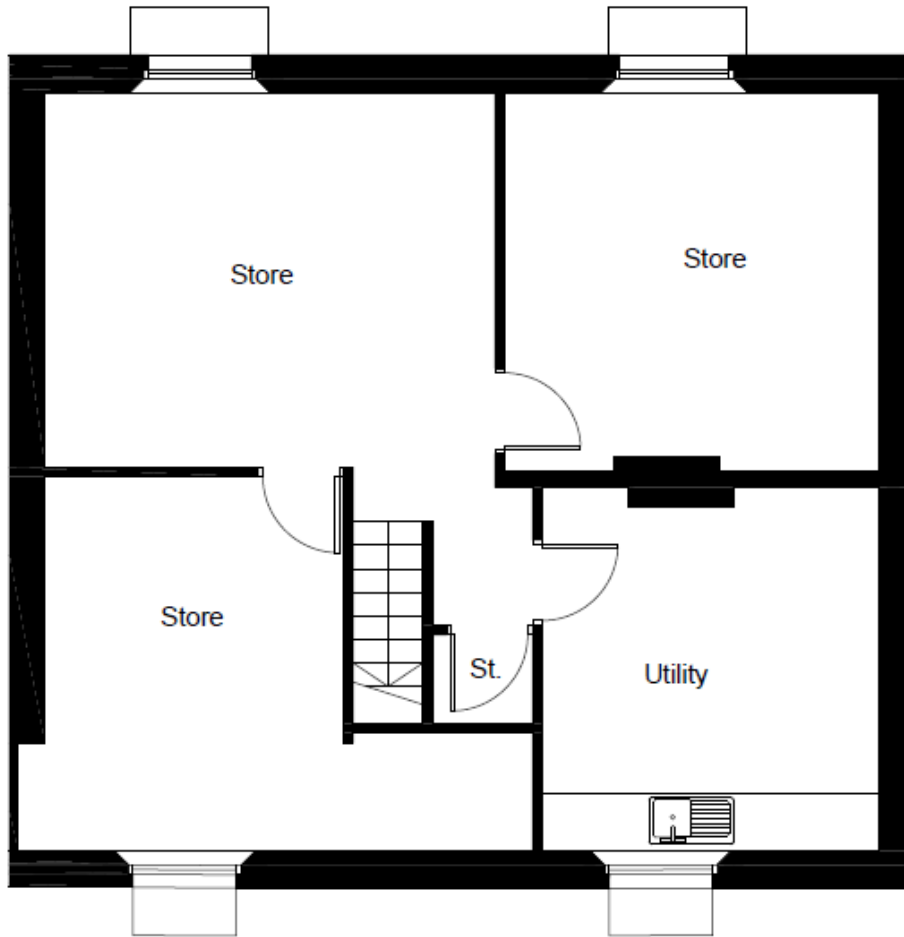


House 10
Basement and Ground Floors

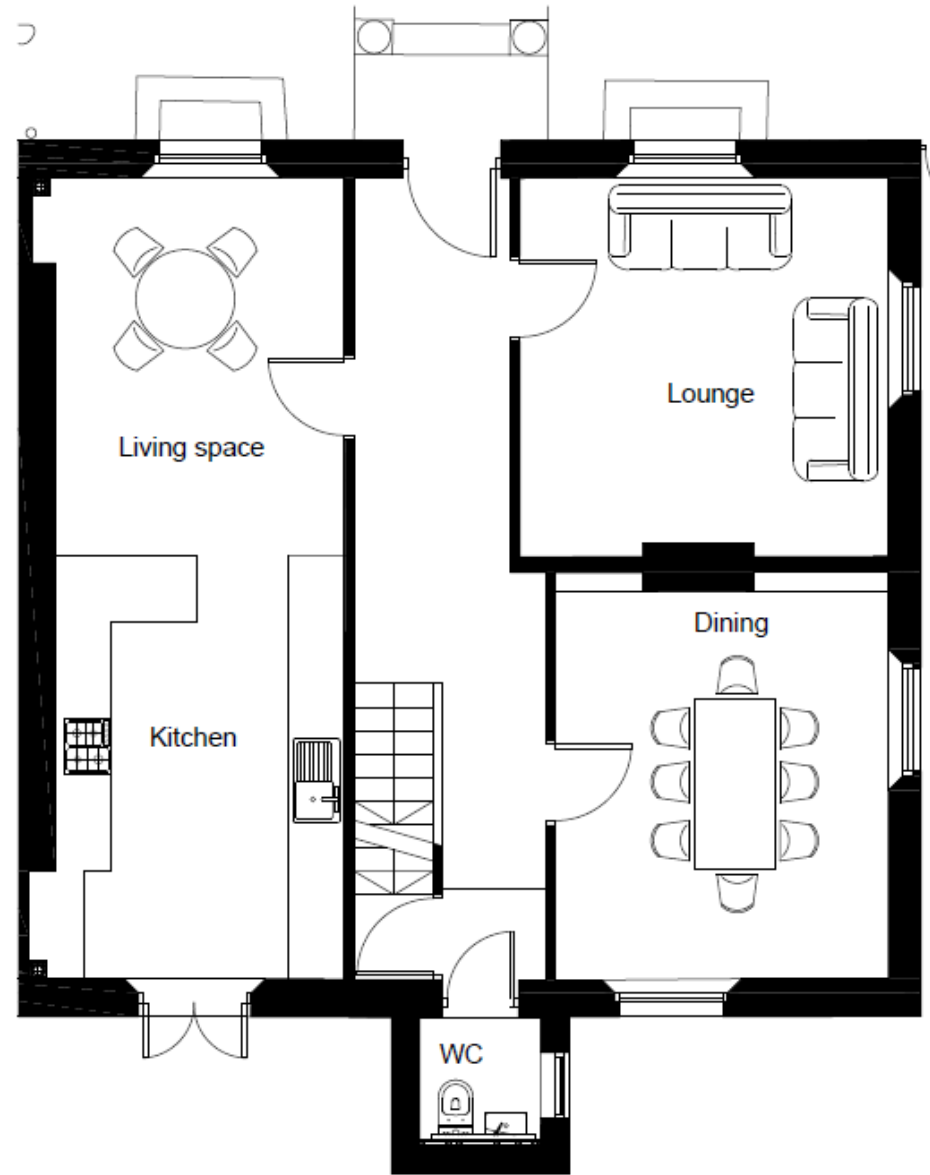


House 10
First and Second Floors

INDICATIVE PLANS (HOUSE 11)

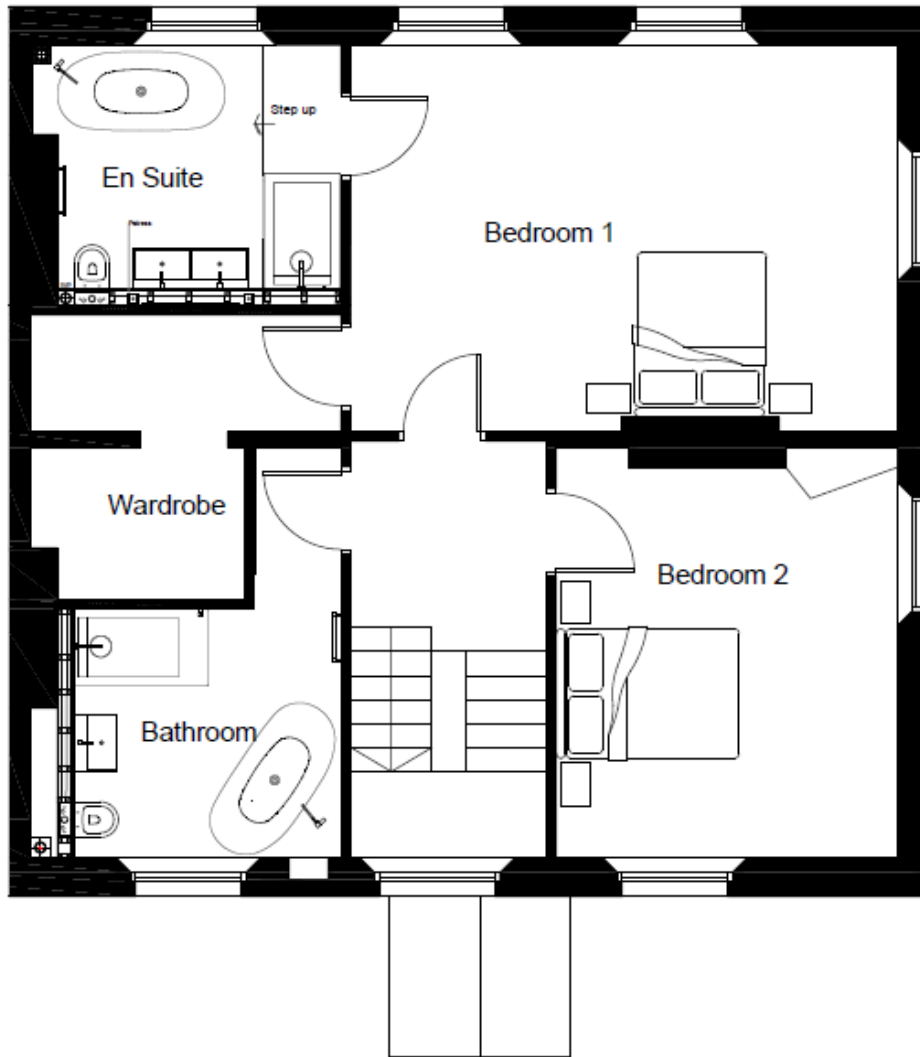


House 11 - Basement

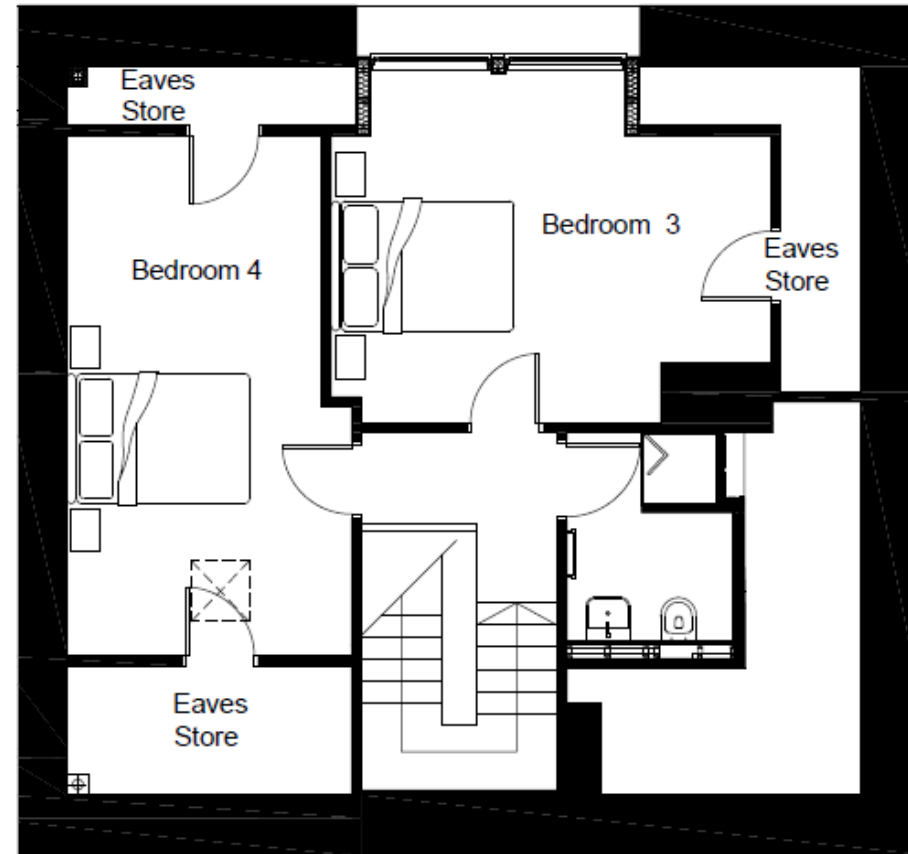


House 11 - Ground Floor

INDICATIVE PLANS (HOUSE 11 CONT.)



House 11 – First Floor



House 11 – Second Floor

KEY INFORMATION:

- Viewings are strictly by appointment and open days may be arranged. Please contact the sole selling agents for details or to make an appointment.
- Offers are invited for the long leasehold interest.
- Interested parties should note their interest with us so that they can be informed of any closing date.
- It is intended that the property will be sold by way of private treaty.
- The Joint Administrators act as agents for and on behalf of the Company and without personal liability.
- The Joint Administrators are not bound to accept the highest, or indeed any offer received.
- VAT will be payable if applicable.
- Each party is to bear their own legal costs.
- Further information is available in a data room. Access will be provided upon request.

CONTACTS:

For further information, data room access or to arrange a viewing, please contact:

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