

SPENCE WILLARD



Gurnard, Shore Road, Gurnard, Isle of Wight

A rare opportunity to build a stunning two storey waterfront café in one of the most sought-after coastal locations with exceptional Solent views.

VIEWING

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Gurnard

Designed over two floors with a large balcony, taking in some of the best scenic views across The Solent. The development has been beautifully planned incorporating a mixture of zinc and timber cladding, glazed balcony balustrade and large picture grey aluminum windows. First floor layout has been designed to cater for private functions and corporate events.

The village of Gurnard renowned for its attractive walks along the seafront from Cowes is particularly popular amongst families for its varied water sports with an adjacent popular sailing club as well as paddle boarding, swimming, and kite surfing from the adjacent beach. The beachside village green that adjoins the site is a favored meeting place for the local community and visitors alike and has a children's play area.

Nearby Cowes is a very popular destination for the locals, attracting the boating community and tourists alike, with a thriving town center. An internationally renowned yachting center, there are numerous marinas for residents and visiting craft along with regular regattas that can be view from the property throughout the year. Cowes benefits from the fast Red Jet passenger ferry service to Southampton and thriving town center boasting an array of boutique and convenience shopping including Marks and Spencer food hall.

PLANNING - In accordance with The Town and Country Planning Act 1990, The Town and Country Planning (Development Management Procedure) (England) Order 2015 planning permission has been given (ref P/01372/17) for a two-storey restaurant/café with balconies.

Location - 40 Shore Road, Gurnard, Cowes, Isle Of Wight PO31 8LD.

The planning permission currently allows for the following accommodation:

- Internal Ground and First Floor Seating (covering 111.9 sq meters)
- Terraced & Balcony Seating (covering 58 sq meters)
- Catering Kitchen, cold store and freezer storeroom
- WC's
- Servery, storerooms & office

Now a cleared site, ready for development, (with building regulations plans approved.)

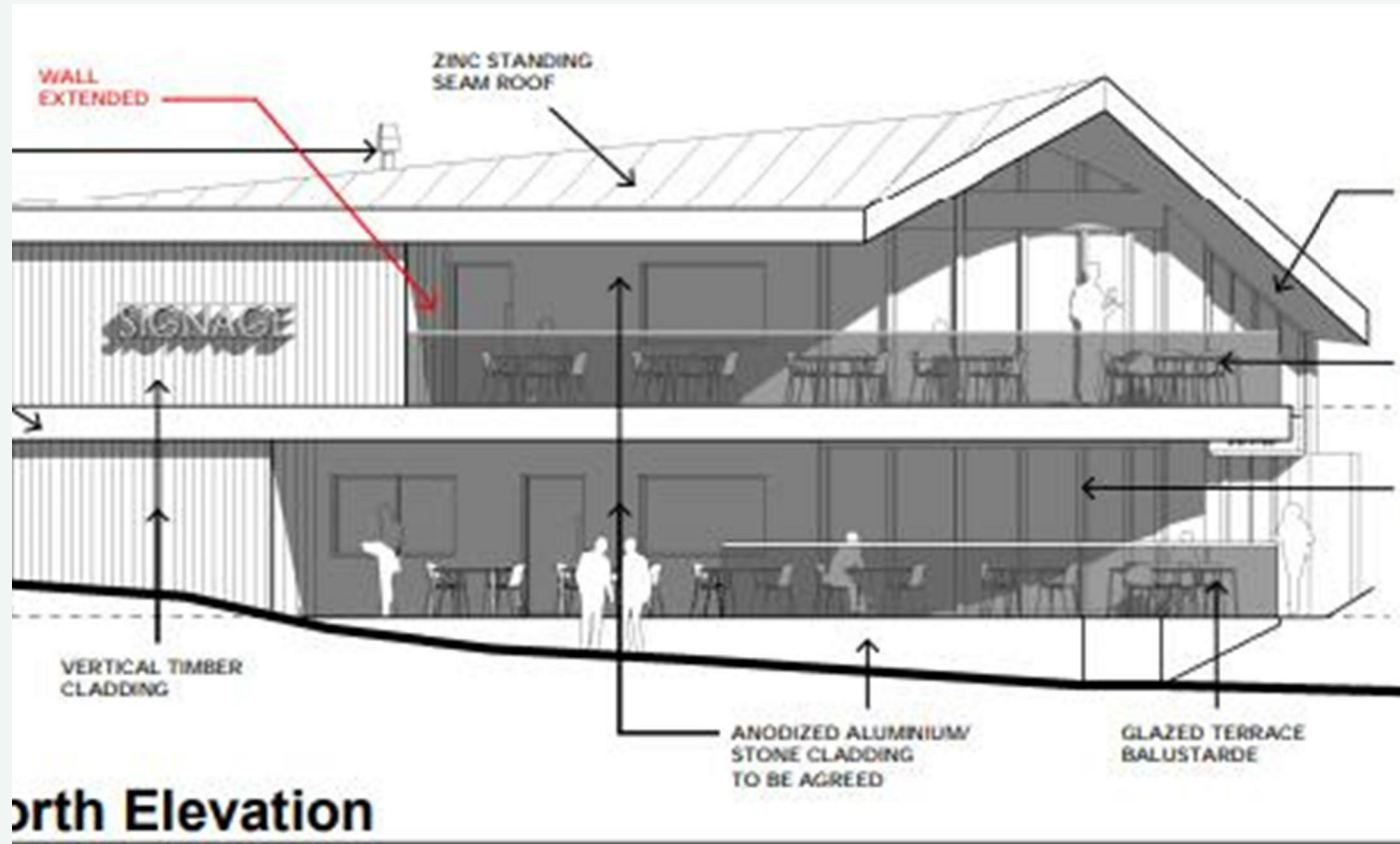
The proposed redevelopment creates a destination café that takes full advantage of the outstanding views.

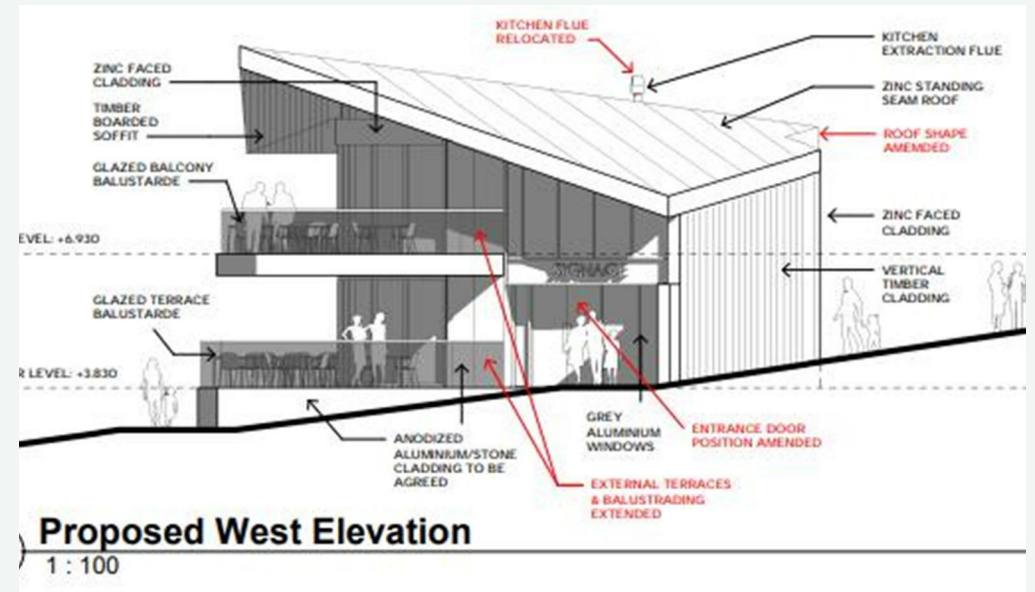
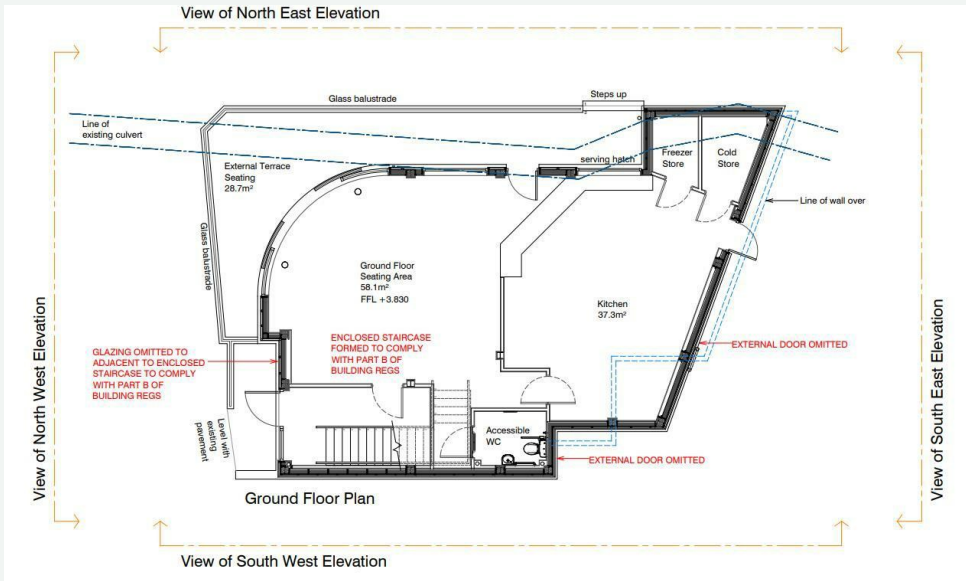
POSTCODE - PO31 8LD

TENURE - Freehold

SERVICES - Mains water, electricity, drainage, and gas available

VIEWINGS - Strictly by appointment with sole agents, Spence Willard.





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