



Modern Auction

£550,000  
Freehold

Mitchell Avenue, Ventnor, Isle of Wight,  
PO38

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12.3 miles from Fishbourne to Portsmouth Ferry  
14.2 miles from East Cowes to Southampton Ferry  
19.9 miles from Yarmouth to Lymington Ferry



A wonderful opportunity to purchase a large Victorian residence in an elevated position with enviable sea views and a variety of potential usage - subject to relevant permissions.



For sale by Modern Auction - T & Cs apply

Subject to an undisclosed Reserve Price  
- Buyers fees apply

Detached Victorian residence - once 2 semi detached houses



Versatile accommodation over four floors & parking for 5 vehicles

Favourable pre application to convert to 7 apartments or HMO

Elevated deck to enjoy the sea views





Located in a residential street elevated above the town. Ventnor became one of the more famous seaside resorts during Victorian times when Queen Victoria frequented Osborne House as she liked its unique micro-climate. The town has a delightful seafront with great walks along the sea wall and beside the gorgeous Cascade Gardens. As Ventnor's all year round climate is milder than that of the surrounding areas it is notable for its superb Botanic Gardens, where you can enjoy a wander round a 22 acre sub-tropical paradise.

The town has a number of sporting clubs including tennis, cricket, rugby, football, angling and bowling as well as a local golf club. There is a selection of schools in the vicinity and it is also the location for the island's 'Free School'.

Once two large Victorian semi-detached houses with delightful sea views, however more recently used as a residential care home.

The property is currently registered for business use and offers a multitude of possibilities subject to planning permissions and a buyers wishes. Due to the property's previous use, all bedrooms have their own sink and toilet. The current owners have had favourable advise following a pre-application for planning to convert into 7 apartments.

The property has parking for a minimum of five cars within its driveway and has a large rear garden and elevated deck to enjoy the outlook over Ventnor town and the English Channel beyond.

## What the owner says...

"We sadly had to close our residential home after many years of running the business.

It is with a heavy heart we part company but will be pleased to pass on the opportunity to another owner."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

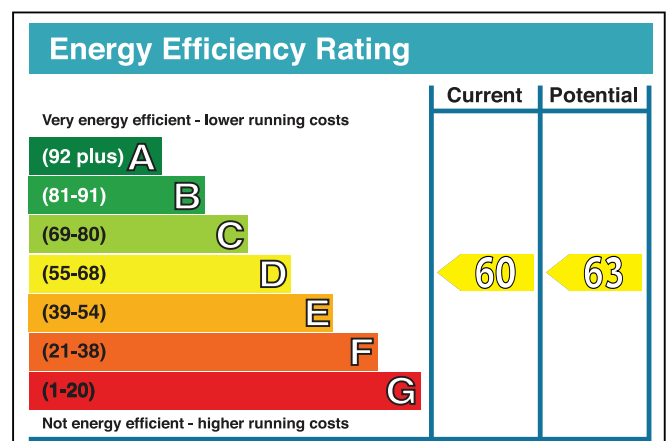
**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

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London office

121 Park Lane, Mayfair, London, W1K 7AG



## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

## Referral Arrangements

Fine & Country and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Fine & Country may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact *Fine & Country*  
Or visit: <https://fineandcountry.iamsold.com>**