

FOR SALE Development Opportunity



Former Ryde Convent and Parish Centre,
Warwick Street, Ryde, PO33 2RG

Key information

- Freehold development opportunity located within a popular seaside resort town on the Isle of Wight.
- Former convent school and parish centre.
- The site extends to approximately 0.263 ha (0.65 acres).
- Situated on Warwick Street, providing good access to local amenities and services.
- The site offers potential for alternative uses and redevelopment subject to the necessary planning consents and approvals.
- Offers are invited for the freehold interest with vacant possession, on an unconditional and/ or conditional on planning basis.

Contact

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Location

The property is located in the seaside town of Ryde, northeast coast of the Isle of Wight.

Ryde is the largest town on the island and serves as a key gateway for visitors travelling from the mainland. Ryde is known for its expansive sandy beaches, Victorian architecture and vibrant promenade.

Ryde is well connected to Portsmouth and Southsea via the Wightlink Catamaran and Hovertravel services. The Island Line railway runs from Ryde Pier Head to Shanklin, linking key towns on the island. Southern Vectis buses provide connections to Newport, Sandown and other locations.

The local area benefits from key arterial road networks including Brading Road (A3055) and Elenors Grove (A3054), which directly connects Ryde to neighbouring towns and areas of the island.

Description

The property comprises a Grade II* Listed former convent school, which we understand was built in the 1840s. This formed part of a later addition including the linking corridor to the adjoining St Mary's Church.

The school was further extended, with the construction of the classroom block to the north of the site. We understand that the school formally closed in 1990, and has been vacant since. Since closure, the property has fallen into disrepair and poor condition throughout. The property also comprises a former parish centre, a playground and a car park.

The site extends to approximately 0.263 ha (0.65 acres). Due to the current condition of the property, we have been unable to determine the gross internal areas of the respective buildings.

Planning

The current use of the property will fall under the Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

This allows for a number of community uses, the most common of which are places of worship, education and public halls but also as libraries, museums, and law courts.

We understand that the former convent and link building is Listed. The site is situated within a conservation area.

Alternative potential uses include nursery education, residential, senior living and hotel amongst others, subject to securing the necessary planning consents.



Energy Performance

Not applicable

VAT

The property is not elected for VAT.

Tenure

The property is offered freehold with vacant possession.

Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender.

The preference would be to dispose of the property in its entirety, however the Vendor's would be open to selling the property in lots.

Further details on the sale process can be made available on request.

Viewing & Furter information.

Given the condition of the property, internal access will be restricted.

Viewings are strictly to be arranged via prior appointment with joint agents, Rapleys or Gully Howard.

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Technical

Access to the information pack is available on request.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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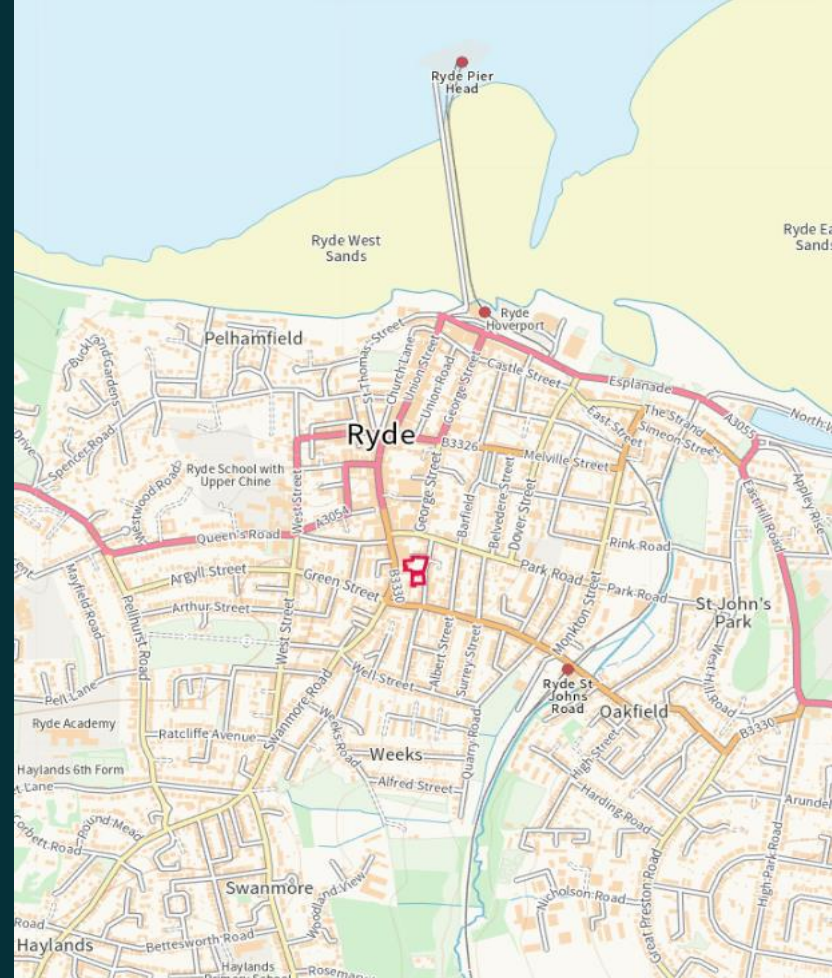


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