

SPENCE WILLARD



Pear Tree Barn, Circular Road, Seaview, Isle of Wight

A rare opportunity to acquire a historic barn with planning permission for residential conversion set within idyllic walled gardens in a prime and central spot in Seaview.

VIEWING - 01983873000
BEMBRIDGE@SPENCEWILLARD.CO.UK

The School House formed part of Seaview House providing the kitchen gardens for the iconic coastal residence. Constructed in approximately 1854 the barn has been used as both its namesake, a local school and also a grocery shop opening onto the High Street from the gardener's house, Pear Tree Cottage where it more recently has provided boat and domestic storage. At the foot of the garden is a glass house with sunny aspect against the western wall which was originally larger and extended to help increase production of home grown produce as part of the Second World War effort. The current barn structure has the benefit of historic planning permission with a lawful development certificate to convert to residential dwellings occupying 2 storeys and with access onto the High Street. The barn is particularly characterful with timber shutters and windows and has the benefit of a recently reinforced structure of an internal steel frame upon which the existing external elevations and roof are supported and retains the barns integrity and which now creates a superb opportunity to develop the site into a beautiful residence with incredible walled gardens and proximity to the sea.

Conveniently situated in the village centre, the beach and coastal paths are just a short walk away. The picturesque seaside village of Seaview offers a prestigious Yacht Club, shops, including a community run convenient store, restaurants and coastal walks to the sandy beaches of Puckpool and Ryde and along to the idyllic Priory Bay. There are also high-speed passenger ferry and hovercraft services to Portsmouth available from the town of Ryde approximately 3 miles away.

Planning Permission

Planning application TCP/05848/B - P/00246/04 for a conversion of garage/store to form 2 dwellings including a single storey extension - was granted in 1998 and extended 6 years later with a lawful development certificate subsequently awarded in 2019. The barn has a commercial classification but is not listed and could therefore be altered or relocated within the site subject to planning consent.

Services

Mains water. There is record of correspondence with the electricity board and Southern Water and agreement in principle for drainage to be connected to the mains drains on the adjacent High Street.

Tenure

The property is offered Freehold

Postcode

PO35 5ET

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.