

SPENCE WILLARD



Alexandra House, 19, Birmingham Road, Cowes, Isle of Wight



A prominent historic waterfront property with pontoon mooring and lapsed planning consent for extension, offering a unique opportunity

VIEWING:

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Set in the heart of this internationally renowned sailing centre, an imposing and substantial building with the benefit of lapsed planning consent to create accommodation that will extend over four storeys as well as an extension. In addition to a boat storage there is parking, direct water frontage and a sheltered deep water pontoon berth. This Grade II listed property has been stripped out with the stone walls repointed and a new slate roof leaving the characterful bones of the building as a shell ready for the next owner to complete to their own requirements. The approved design provides for remodelling of the rear elevation with expansive glazing to make the most of the wonderful views over the Harbour and Solent beyond whilst the consent also allows construction of a swimming pool and new jetty along the sea wall.

A wide gated driveway runs along the southern side of the building providing parking and a driveway that currently leads to the rear garden where a former boat store occupies the lower floor of the building. The gardens extend to the water's edge with access to a jetty and private pontoon mooring, (shared with the two adjoining properties to the north).

Alexandra House is located in the heart of the internationally renowned sailing centre of Cowes, within a prime waterfront position on the sheltered western side of the Medina River with wonderful views over the Harbour towards The Solent. There are a great range of restaurants and independent shops within easy walking distance in addition to numerous yacht clubs, marinas and the hi-speed Red Jet passenger ferry to Southampton. Nearby, the chain ferry transports vehicles to East Cowes where there is a car ferry to Southampton as well as Waitrose and further marinas.



First Floor



Lower Ground Floor

HISTORY

Constructed in 1831 as a Wesleyan chapel, decommissioned in around 1902, the building has had a series of subsequent uses. Sam Saunders, the renowned boat and aircraft builder used the building as a studio and workshop and among the many boats designed and built was 'Miss England' which won the World Motorboat Championship in 1929 with Sir Henry Seagrave bringing the title back from the Americans for the first time in nine years.

Subsequently, it was used as a dance hall until World War II when DS Wight Shipyards used Alexandra House for lofting full scale drawings of warships built in Cowes. In the 1960s, the property was converted into a house and it was subsequently Listed in 1979.

PLANNING

Planning consent (Ref P/01055/18) and Listed Building Consent (Ref P/01056/18) were granted on 30th November 2018 for accommodation within the original building creating a fourth storey in the roof space and a two-storey extension to the side, as well as a first floor balcony, swimming pool and jetty). The lapsed scheme includes extensive remodelling of the rear elevation with expanses of



Ground Floor

fenestration that would combine with the large traditional windows to the front elevation to provide particularly light accommodation as well as superb views to the rear elevation and access to an extended first floor balcony with access to the garden.

The approved plans provide accommodation shown on the floorplans but in summary comprise:

GROUND FLOOR - entrance hall, boot room and cloakroom, study, large reception room with bi-fold doors opening to balcony, large kitchen/reception room with bi-fold doors opening to balcony, back kitchen and larder. Within the extension is a further study with its own balcony.

FIRST FLOOR - drawing room (extending the existing rear elevation to the end of the existing terrace), three bedrooms and two bathrooms. Within the extension is a further versatile room,

SECOND FLOOR - principal bedroom suite and guest bedroom suite.

LOWER GROUND FLOOR - games room/crew area, boat house, gym, laundry room, plant room, changing rooms, toilets and wine store

SERVICES Mains water, electricity, drainage and gas.

TENURE Freehold. The jetty and pontoon are leased from The Crown Estate on a 25-year lease which commences on 1st August 2026 with an annual rent of £2,050 plus VAT per annum split three ways.

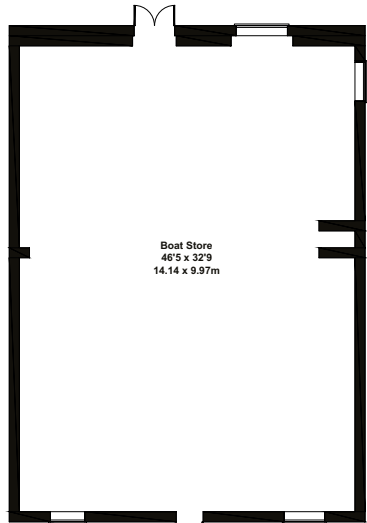
COUNCIL TAX Band G

POSTCODE PO31 7BH

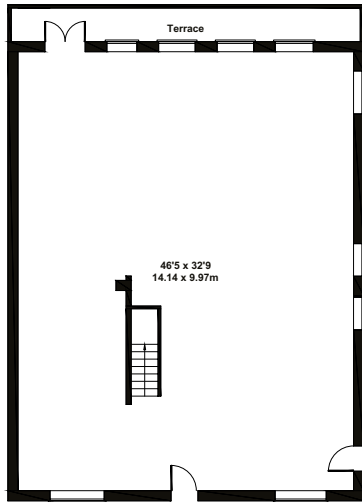
VIEWINGS All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.

Existing Floorplan

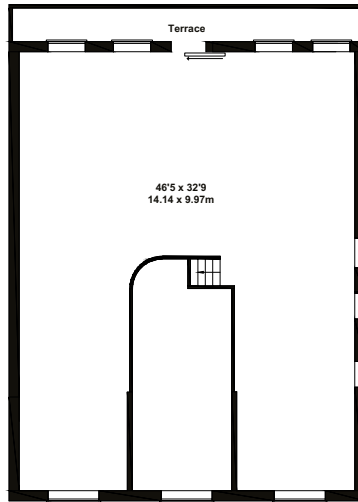
Approximate Gross Internal Area
4316 sq ft - 401 sq m



LOWER GROUND FLOOR

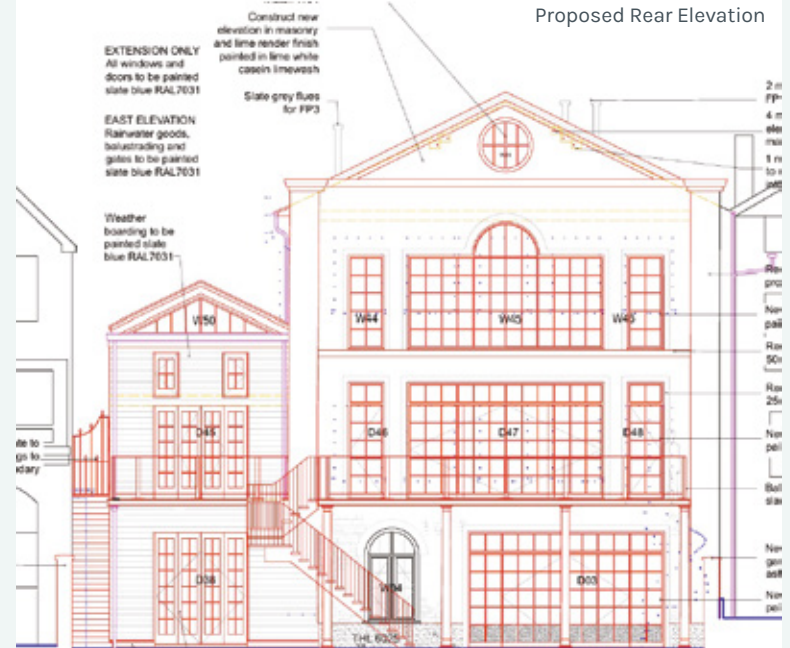


GROUND FLOOR

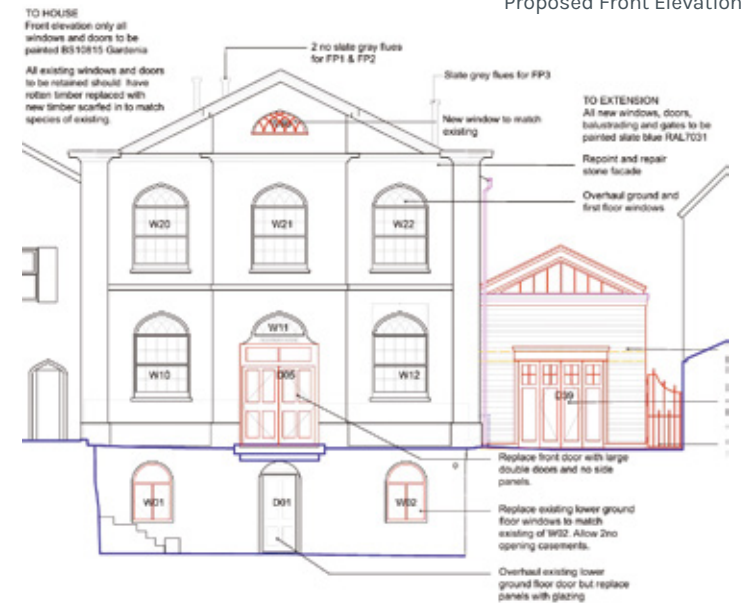


FIRST FLOOR

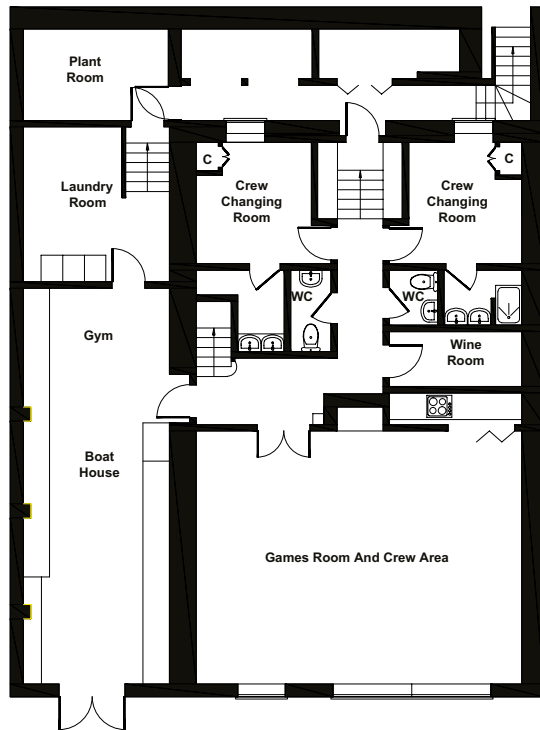
Proposed Rear Elevation



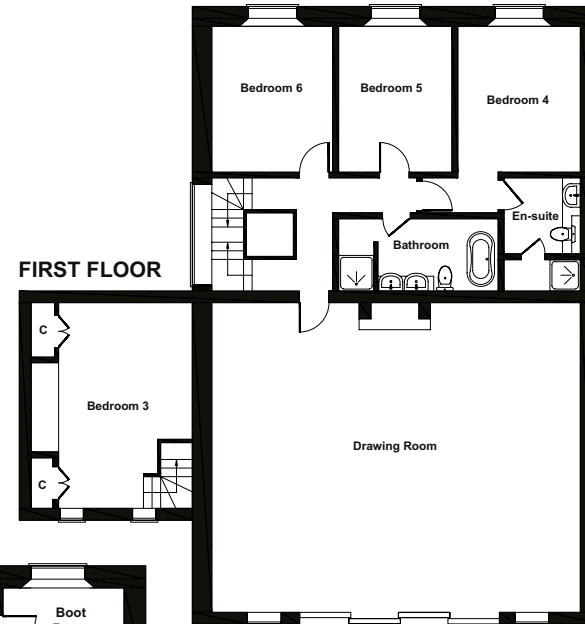
Proposed Front Elevation



LOWER GROUND FLOOR

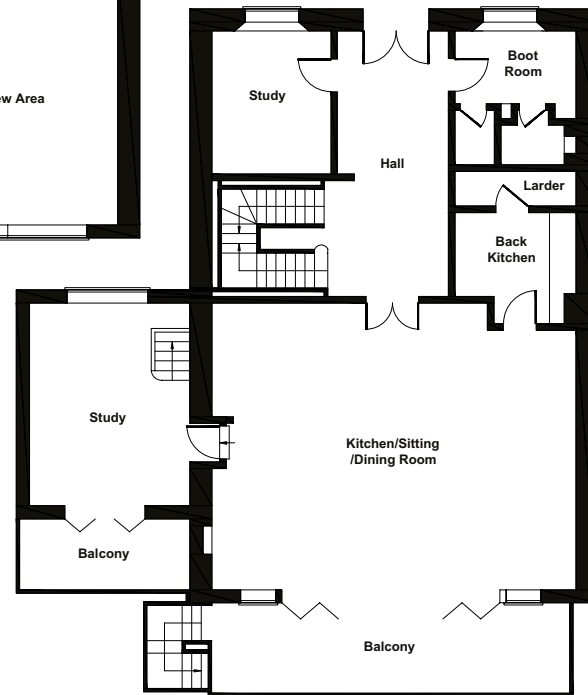


FIRST FLOOR

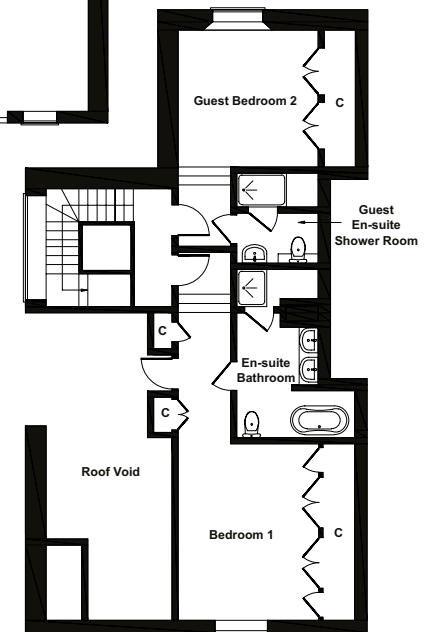


Proposed Floorplan

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025



GROUND FLOOR



SECOND FLOOR



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