

THE CROWN INN TISBURY WILTSHIRE SP3 6NH FOR SALE – PART COMPLETE RESIDENTIAL DEVELOPMENT



- Substantially complete development of 5 flats, 3 of which are sold off long leasehold
- 2 remaining apartments close to completion
- Ideal project for a local investor or developer
- Affluent location with strong residential demand fundamentals

The Crown Inn

Tisbury, Wilshire, SP3 6NH

Opportunity
Summary

Location &
Situation

Description

Planning and
Investment
Analysis

Asset Management,
EPC, VAT,
Proposal &
Contacts

Opportunity Summary

- Fantastic opportunity for a local investor or house builder to complete the project.
- Affluent location set close to the centre of the village of Tisbury.
- Substantially complete development comprising 5 units, 3 of which have been sold off with the remaining 2 being close to completion.
- Apartments 1, 3 and 5 have been sold
- Ground Rent of £250 per annum on the apartments that have been sold remaining 123 years
- Planning consent was granted in December 2015 and has been implemented.

Offers Invited



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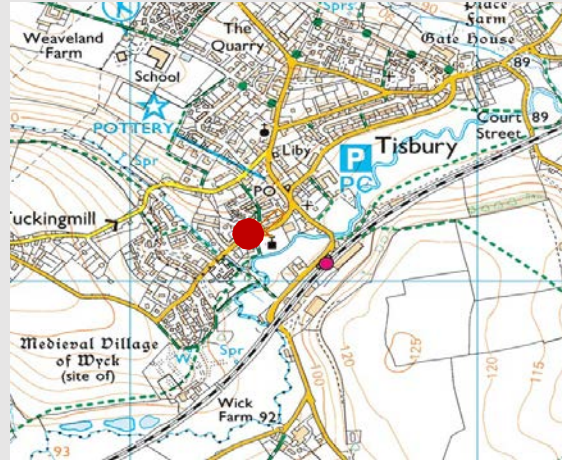
Location

The part complete development is located on Church Street and is an old Grade II Listed former pub that is being converted into a multi apartment residential dwelling.

Tisbury is the largest village in Wiltshire's Nadder Valley and is located 13 miles (22 km West) to the West of the Cathedral City of Salisbury. At the last census the village had a population of 2,253.

Tisbury has close connections to the A roads the village is located close to the A303 to the North and the A350 to the West.

Tisbury and is located on the Southern Western Railway with direct links to and from London



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Description

The property is a Grade II Listed former pub that is currently in the process of being renovated into a residential development of 5 separate apartments.

Three of the apartments have been sold off long leasehold with 2 partially complete apartments remaining to be finished. Units 2 & 4.

Unit 2 – 3 Bedroom Apartment
Unit 4 – 2 Bedroom Apartment

Internally the apartment 4 is the most complete with fully fitted kitchen, including oven and dishwasher and fridge freezer, bathroom suites and floor coverings throughout.

Apartment 2 has a partially completed kitchen with some appliances and bathroom fixtures.

Every apartment will be connected to mains water, electric and drainage systems.

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Planning

The property benefits from full planning permission consent under the reference 15/04530/FUL for the redevelopment of 5 new dwellings in a former public house.

Tenure

The property is held freehold under title number WT179167. The apartments are held on individual leases and title numbers.

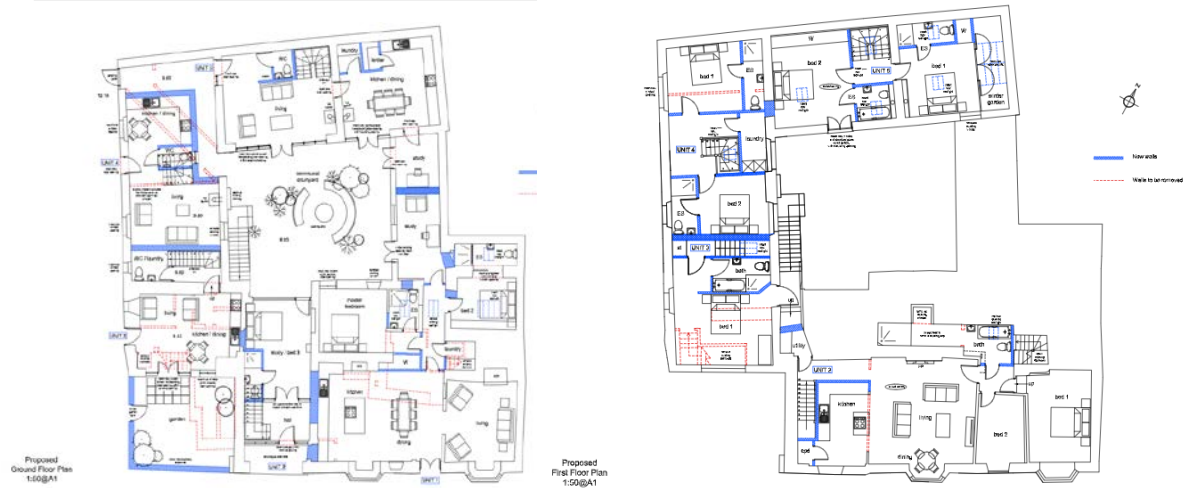
Ground Rent - £250 per annum each apartment with 10 yearly RPI rent review provision.

A service charge is to be levied to cover ongoing management and maintenance.

Services

We understand that mains water, drainage and electric are connected to the property.

Scheme Layout



Illustrative Purposes Only

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Asset Management

An opportunity for someone to finish the development to a high standard, sell or retain the 2 remaining apartments and benefit from the income producing ground rent - £250 per annum.

EPC

EPC is exempt from the property

VAT

We are not aware of the property being elected for VAT.

Council Tax

Council Tax Band C on assessed units

Business Rates

Not Applicable

Proposal

Offers Invited



Contact

For further information or to arrange a site inspection, please contact the following:

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