



MARKET STREET TOILETS

TOWN COUNCIL MEETING

REPORT 39/14

19 MAY 2014

The purpose of this report is to ask Members for a final determination of the Town Council's interest in the Market Street Toilets in response to an Isle of Wight Council invitation to do so.

No. DETAIL

1) CONTEXT

- a)** In an email of Wednesday 7 May 2014, Isle of Wight Council Senior Surveyor Andrea Jenkins says:
- The council's Strategic Assets Team is interested to know whether Ventnor Town Council would like to take over the use of these former toilets. The council is keen to assist Ventnor Town Council if there is a sustainable proposal for this building, but if not, the council is considering re-marketing the property for disposal, as it is currently incurring holding costs with no real future for the building's use. It has recently received an offer for the freehold of the building.
- The current open market value of the property is probably in the region of £80,000 - £100,000, but if the Town Council has a social use in mind the council can decide to reduce this value, depending on the detail of the proposals.
- b)** The Town Council revisited the matter of whether it might be possible to re-open these toilets at its meeting of 15 April 2013 in response to a request in the public forum of the March Meeting, but no decision was taken.
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2) BACKGROUND

- a)** The Market Street Toilets were closed by the Isle of Wight Council as part of their round of Budget cuts in a Cabinet Decision of 1 March 2011.
- b)** A Planning Application in November 2011 for its demolition and replacement with six flats over 3 floors was strongly opposed by Ventnor Town Council and subsequently refused by the Planning authority.
- c)** A revised application resulted in approval for four flats over two floors on 6 June 2012.
- a)** The site has been publicly advertised for sale since that decision and a copy of the advertisement is attached for Members' information.
- d)** As Andrea Jenkins' email indicates an offer has now been received.
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3) RECOMMENDATION

Members are recommended to consider whether, in the context of the Town Council's future plans, they wish to express an interest in the building or to resolve that that do not have they can see no business case for doing so.

Public Toilets

Market Street, Ventnor, Isle of Wight, PO38 1HE 210226

TOILET BLOCK IN CENTRAL VENTNOR



- Under instructions from the Isle of Wight Council, Public Toilets for sale in Market Street, Ventnor
- The building currently runs to circa 74m² (796ft²) GIA on a site of approx 293 m² (3,153ft²)
- Planning permission for 4 flats under P/01414/11
- For sale with offers invited "in excess of" **£90,000** based upon the plans submitted. Freehold

LOCATION

Located in Market Street, on the corner of Pound Lane and adjacent to two recent flat developments in the centre of the town. Market Street connects the High Street to Albert Street and the one-way system, thus putting the site within easy reach of the shops, banks, eateries and other facilities. It is also within easy walking distance of Ventnor Esplanade, The Harbour, beaches and the leisure facilities and eateries along the seafront. Ventnor benefits from a famed micro-climate, being on the south facing slope of St Boniface Down, reaching down to the English Channel and almost totally sheltered from the north.

DESCRIPTION

Site currently housing a toilet block running to approximately 74m² (796 ft²) on a site of approximately 293m² (3,153 ft²). The site currently benefits from two car parking spaces. The Isle of Wight Council has obtained planning for 2 x 2 bedroom and 2 x 1 bedroom flats running to circa 190m² GIA under planning P/01414/11. Please see floor plans overleaf for detail.

TERMS

Upon instructions from the Isle of Wight Council, for sale with Offers invited 'in excess of' **£90,000**, for the site.

TENURE

By a Conveyance dated 17 June 1845 the Council bought the freehold land. The Council at the time was known as The Commissioners for Improving the Town of Ventnor. There is nothing in the deeds or on title that restricts or prohibits a disposal of the toilets.

VIEWING

Strictly by appointment with sole agents Gully Howard Chartered Surveyors. Contact Gavin Chambers or Jane Bauldry on 01983 822555.



GULLY HOWARD

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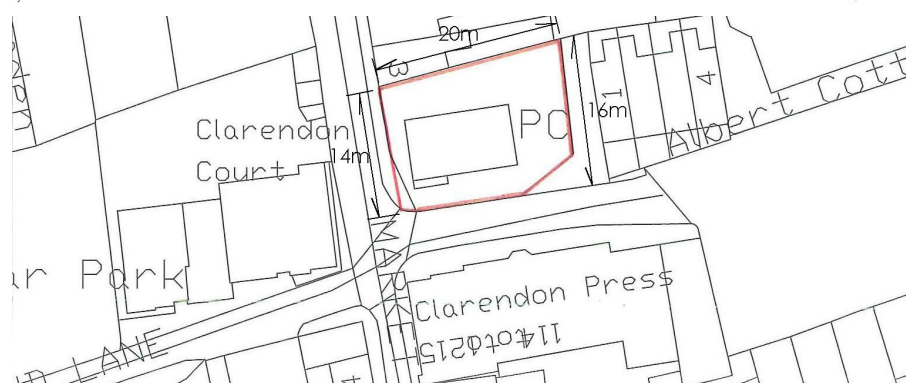
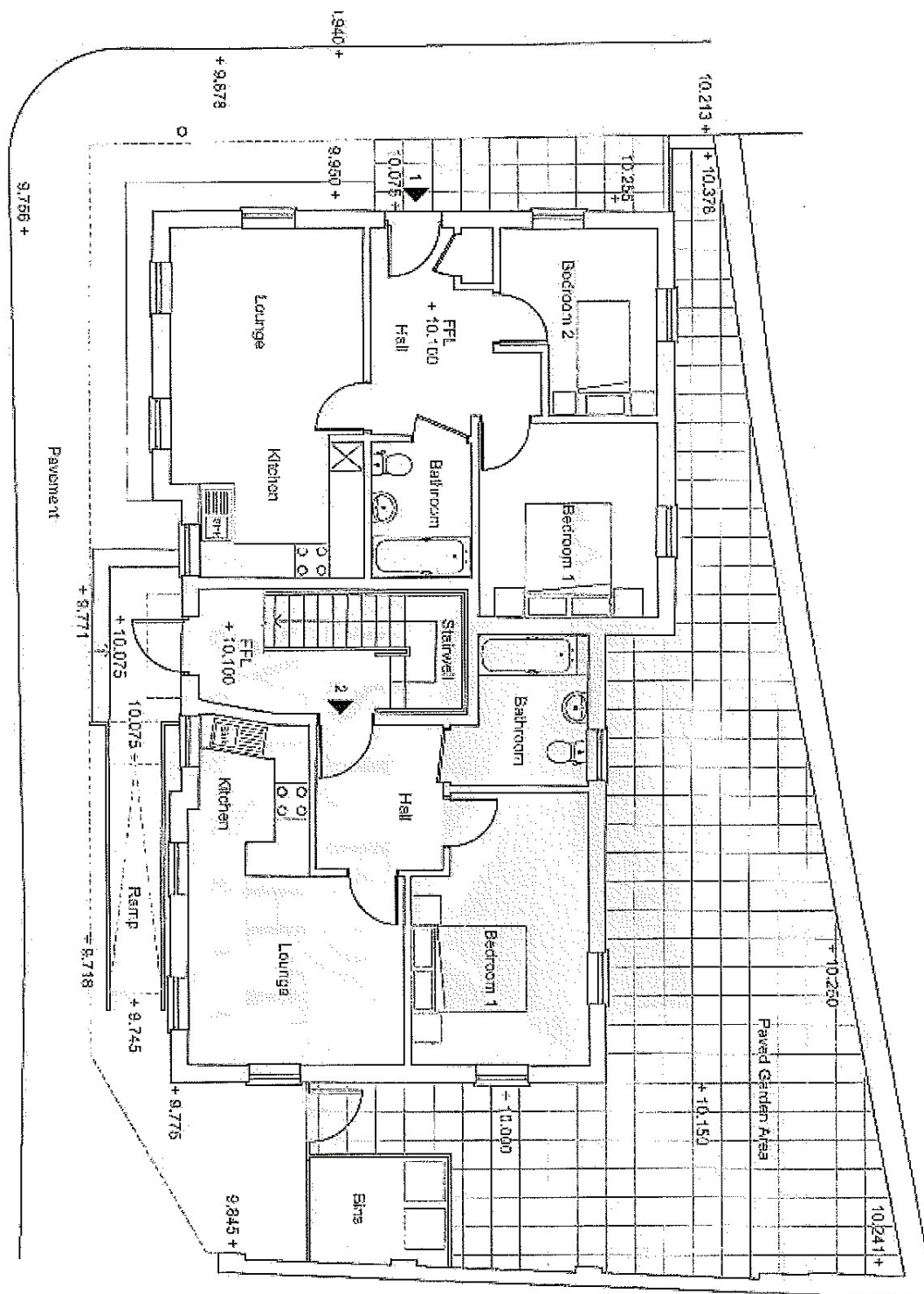
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Proposed Site & Ground Floor Plan



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.