

# Development Opportunity

## Perelle Bay



at The Driftwood Inn

Planning permission for 7 new residential apartments

# A fantastic opportunity to acquire a fully approved residential development forming part of the well known Driftwood Inn.

Permission to build 7 two and one bedroom apartments four with stunning sea views.

Local Market apartments.



Planning permission has been granted to create seven high quality apartments within the existing hotel building, offering an appealing blend of coastal living with a modern design.

The approved plans include three spacious ground floor apartments, each providing two bedrooms and bright, well designed accommodation. Each of these benefit from private gardens/terraces, creating attractive outdoor areas ideal for relaxing or entertaining. On the first floor, the development will offer four further apartments: three with two bedrooms and one with one bedroom. All apartments have been carefully positioned to take full advantage of the surrounding environment, enjoying either beautiful sea views or open agricultural outlooks.

Practicality has also been well considered, with every apartment benefiting from allocated parking spaces (2 spaces for 2 bed apartments and 1 space for 1 bed apartment) and a generous 14 sqm private storage area, perfect for bikes, outdoor equipment or additional household storage.

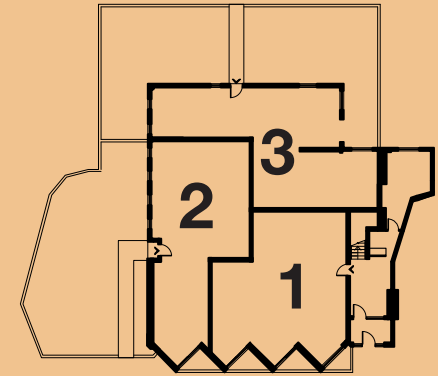
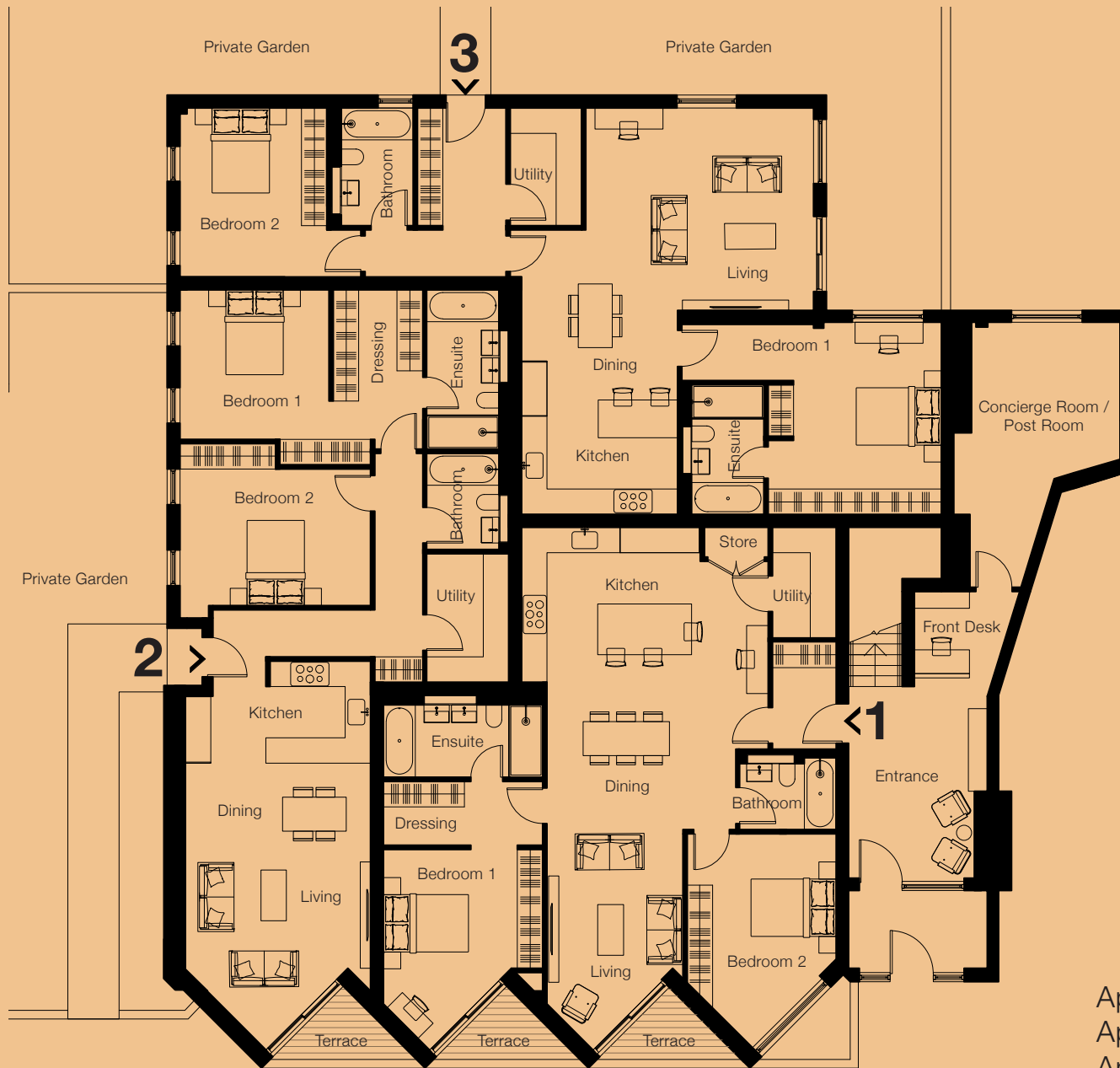
- The owner will retain the hotel side as a revamped hospitality offer with various upgrades planned which the apartments will benefit from.
- Build costs will be mitigated through the conversion of the existing building and no requirement to replace the roof etc.
- The potential to structure any transaction in different ways to suit a potential developer / investor.
- The opportunity to alter the planning consent to suit prospective parties.
- A full information pack is available on request, including structural report endorsing the retention of the outer structure.

# Site Plan

Development site outlined in red



# Ground Floor Plan



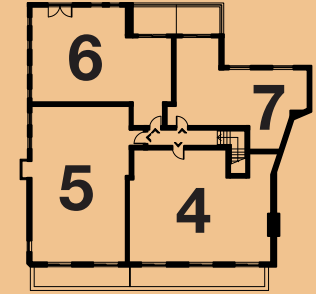
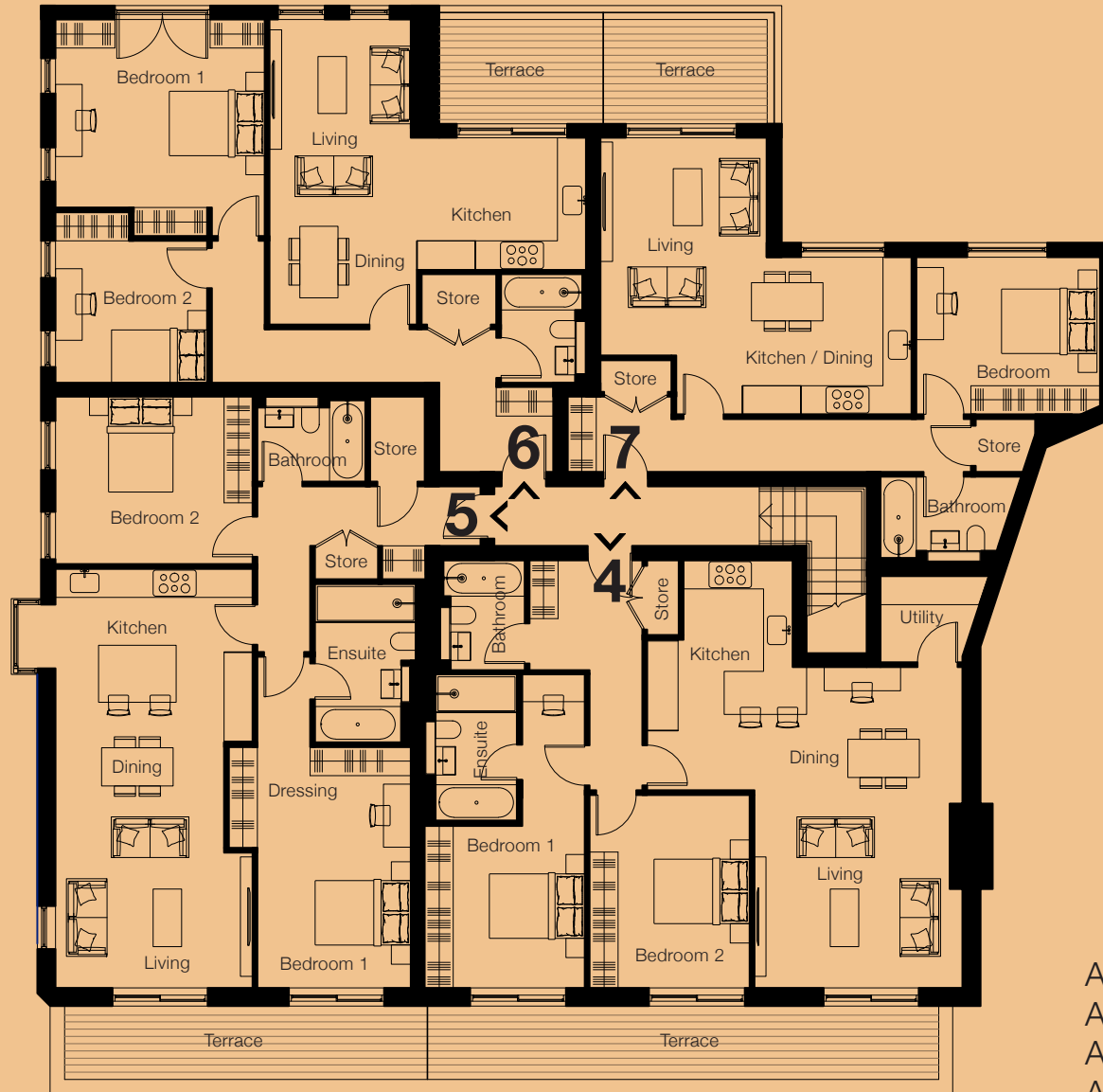
- Apartment One - 2 Bedrooms - 108 sq.m
- Apartment Two - 2 Bedrooms - 103 sq.m
- Apartment Three - 2 Bedrooms - 111 sq.m



Potential layouts, subject to planning amendment. The kitchen, furniture layouts and dimensions on the following plans are for guidance only and are subject to change. Plans not to scale.



# First Floor Plan



- Apartment Four - 2 Bedrooms - 95 sq.m
- Apartment Five - 2 Bedrooms - 96 sq.m
- Apartment Six - 2 Bedrooms - 80 sq.m
- Apartment Seven - 1 Bedroom - 60 sq.m



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A fantastic opportunity to acquire a fully approved residential development

Six 2 Bedroom Apartments

One 1 Bedroom Apartment

All with private gardens / terraces

Parking for all apartments

Additional storage rooms for all apartments

Prominent West Coast location with spectacular sea views and sunsets over Perelle Bay and La Conchee Reef beyond

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