



Totland Pier

TOTLAND BAY, ISLE OF WIGHT

Rare Waterfront Leisure Freehold Opportunity



Property Summary

- Freehold Available
- One or five piers on the whole of the Isle of Wight
- Approximate GIA of 609 sq. m (6,555 sq. ft) across two principle buildings
- 20 (Crown Estate) leasehold moorings also included
- Circa £4m invested into rebuilding and refurbishing the pier
- Potential for a variety of uses including bar/restaurant, residential and holiday accommodation
- Offers invited

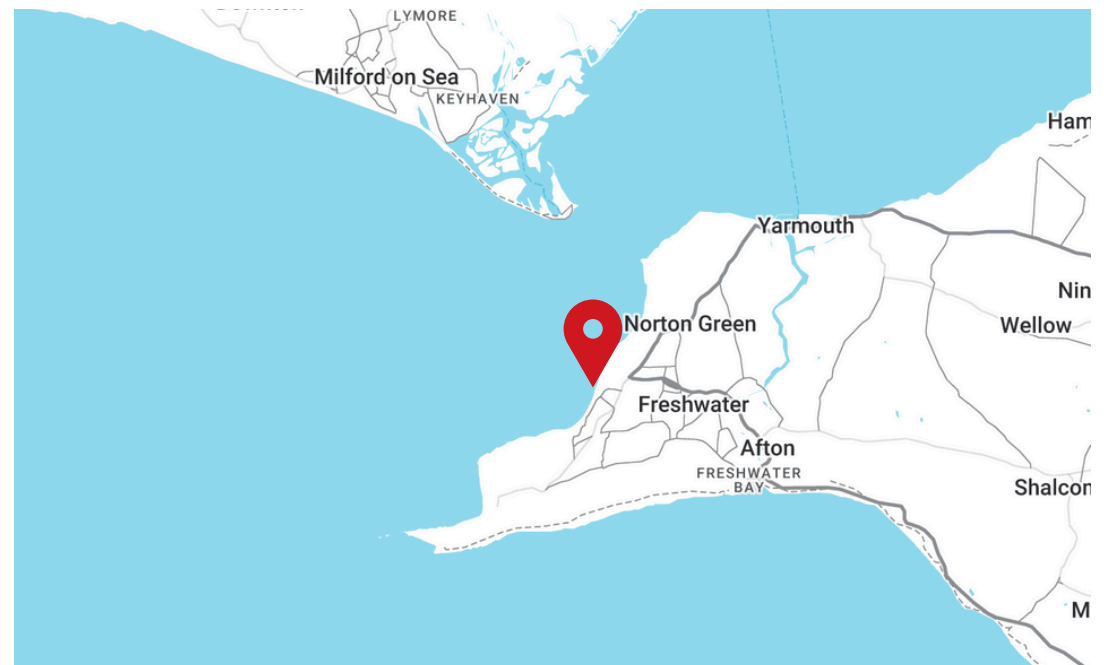
LOCATION MAP

WHAT3WORDS

STREET VIEW

360 PANORAMIC

DRONE VIDEO



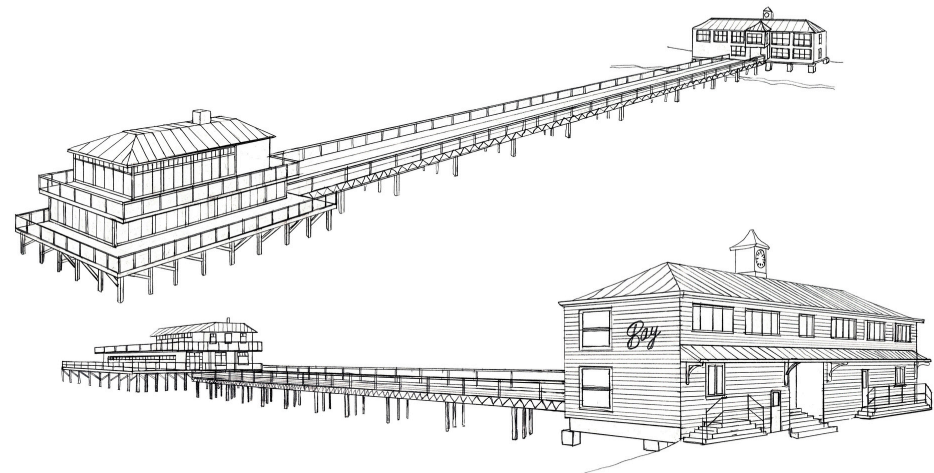
Location

The property is prominently positioned on the shoreline at Totland Bay, on the western edge of the Isle of Wight. Totland is an established coastal village, well known for its expansive sandy beach, crystal-clear waters, and direct views toward The Needles and the Hampshire coastline. The Pier occupies a prime seafront position and forms part of a sought-after leisure and residential area that benefits from consistent seasonal footfall and growing visitor demand.

The Isle of Wight has experienced a significant resurgence in domestic tourism in recent years, supported by substantial investment into the hospitality and leisure sectors. The Island is undergoing a period of mid to high-end tourism growth, attracting both short-stay visitors and day-trippers from the South Coast and London. The nearby Colwell Bay, for example, is home to the renowned Hut restaurant, which reportedly served over 75,000 covers in the most recent peak season, much of this demand arriving by boat from the mainland, highlighting the area's appeal to high-value coastal visitors.

Totland Bay is approximately 4 miles (6.5 km) from Yarmouth, where regular ferry services to Lymington provide quick and convenient access to the mainland. In total, six ferry routes connect the Isle of Wight to the south of England, with journey times as short as 10 minutes. The Pier itself is accessible via the A3054 and A3055, which link Totland with other key destinations including Freshwater, Newport, and Ryde.

Over 50% of the Isle of Wight is designated as an Area of Outstanding Natural Beauty, and the Island has been awarded UNESCO Biosphere Reserve status, adding to its national and international profile. With 57 miles of coastline, a wide range of outdoor activities, and a well-established events calendar, the area enjoys sustained year-round tourism and increasing investment interest. The western coast in particular has seen strong activity from visitors travelling from Sandbanks, Lymington, and the London region, reinforcing Totland's credentials as a high-potential leisure destination.



Property Description

This Victorian Pier was originally constructed in 1880 but has been the subject of a comprehensive reconstruction approximately 5 years ago. The Pier is now used for leisure uses (albeit currently closed) and offers stunning panoramic views from the property towards The Needles Lighthouse, Christchurch Bay, Hurst Castle and the New Forest Coastline.

The property comprises of an approximately 140 metre structure which has undergone a multi-million pound renovation, led by one of the UK's leading Marine Structural engineers we understand.

The property was fully operational and demonstrated strong trading performance, but closed last year due to unforeseen circumstances. The closed bistro comprises a high-quality, fully equipped commercial kitchen, dedicated ladies', gents' and disabled WCs, and well-appointed bar areas on both the ground and first floors. There are multiple dining areas spread across both levels, each offering stunning views across the bay toward the mainland. Additionally, an external servery known as 'The Hatch' provides further trading potential for takeaway offerings such as ice cream and light refreshments. The building has been thoughtfully designed and extends to approximately 278 sq. m (2,992 sq. ft.).

At the western end of the pier is a shell and core space, offering flexibility for a buyer/investor to complete the fit-out. Planning permission has been granted for a two-storey restaurant capable of accommodating approximately 120 covers internally and 100 externally, with the potential to create a premium dining destination benefiting from unrivalled coastal views. Alternatively, the space also benefits from extant planning consent for conversion into a residential holiday home, offering an attractive lifestyle or investment option.

The pier also benefits from 20 eco-friendly leasehold moorings held from the Crown Estate, allowing customers to arrive by boat and stay moored for lunch or overnight. There is ample anchorage within the bay itself, which regularly sees over 50 boats on a busy summer day, underscoring the site's appeal to the marine leisure market.



Accommodation

The property has the following approximate Gross Internal Areas:-

EXISTING BISTRO, TOTLAND PIER

Floor	Sq. ft	Sq. m
Existing Bistro	2,992	278
Totland Pier End	3,563	331
Total GIA	6,555	609

Use

The site lies within a conservation area but is not listed. The Pier benefits from existing use classes of Sui Generis and C3 Residential.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol Monday to Sunday from 09:00 to 23:00, with the premises open to the public from 08:30 to 00:00.



Planning Application

Planning permission has been granted for an extension to the Pier head following the purchase of an additional section of seabed enabling further expansion. Details can be found on the Isle of Wight Planning Portal Register with the following reference 20/02263/FUL. Full design details for the pier head, two storey restaurant can be found with the reference 19/01619/FUL. Permission for a holiday home on the pier end was granted in 2010, reference P/01745/10.

Opportunity

In Savills opinion the opportunity exists is to reopen the bistro and café which had a proven trade prior to its closure. The shell and core space at the end of the Pier then presents itself to offer multiple different use opportunities such as :-

- Leisure (restaurant / pub)
- Residential
- Holiday Letting Accommodation

RATEABLE VALUE

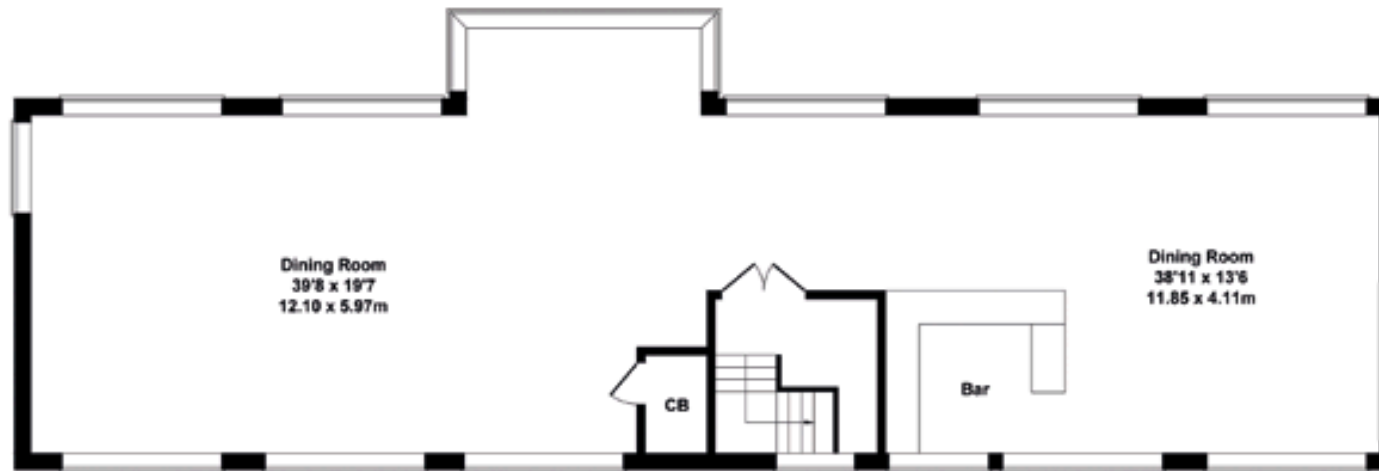
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EPC

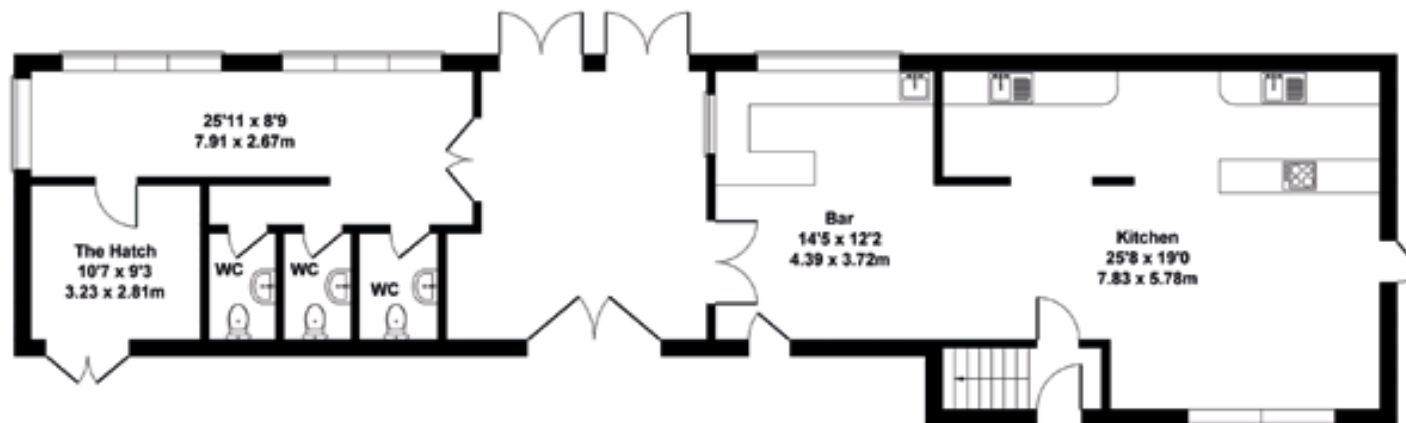
B-31



EXISTING BISTRO

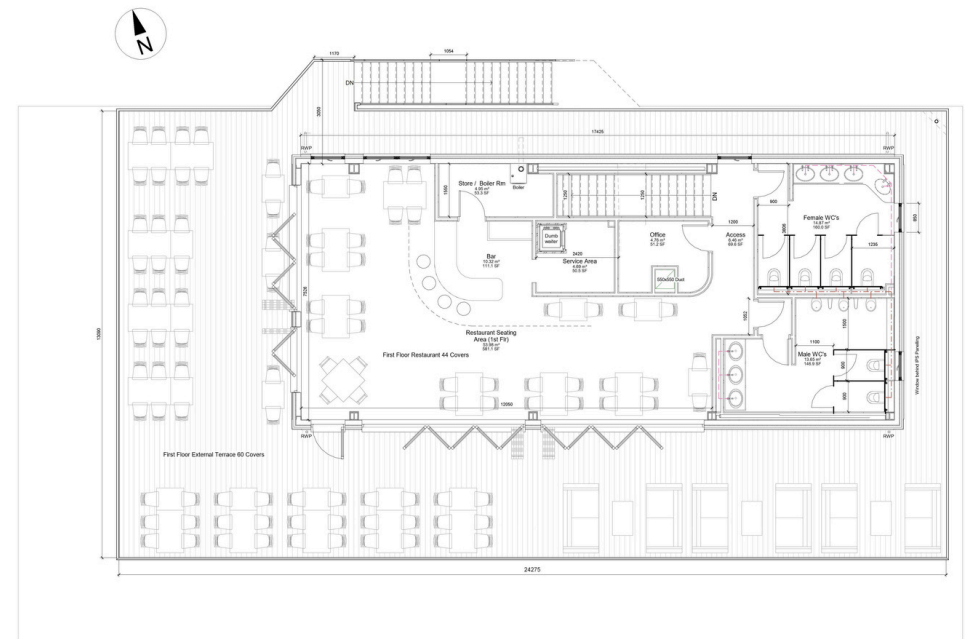


FIRST FLOOR



GROUND FLOOR

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. 2021





Tenure

The Pier is held freehold on four titles (IW33241, IW55975, IW33712 & IW91782). Twenty moorings are held on a Crown Estate lease and will also transfer (further details provided upon request).

Guide Price

Offers are invited on a unconditional and conditional basis.

VAT

VAT is applicable.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

For a formal viewing strictly by appointment with Savills or Spence Willard.



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