



## Lyme Regis Joint Venture opportunity for iconic building in prime location

Former Three Cups Hotel, 17 Broad Street,  
Lyme Regis, DT7 3QE

**Chesters  
Harcourt**

Illustrative site plan

## EXECUTIVE SUMMARY

- Iconic period building in prime location overlooking the famous Lyme Regis Cobb and Harbour
- Extant Planning Permission and Listed Building Consent for redevelopment into 2 shops, 9 residential units, restaurant and 12 letting rooms
- Joint Venture Partner sought to develop the site with the current owners

## SITUATION

The Former Three Cups Hotel is situated in a prime location within Broad Street, Lyme Regis which is the main commercial thoroughfare of the town. Adjoining properties are a mixture of commercial, leisure and residential uses with other facilities in the town being in close proximity.

To the rear of the main building is an area of undeveloped land which was formerly a garden to the Hotel. Beyond that are other residential properties and Langmoor Gardens which is the town's formal pleasure garden.

From the rear of the building and the existing garden, there are uninterrupted panoramic views over Lyme Bay and the town's harbour and the iconic Cobb pier, the latter of which was famously featured in the award winning film "The French Lieutenant's Woman" starring Meryl Streep and Jeremy Irons.



## THE PROPERTY

The property comprises a Grade 2 Listed primarily three storey building fronting Broad Street, originally believed to date from the 1800's with later additions at the rear. The property has remained vacant for a number of years whilst planning and listed building approvals were sought for its redevelopment.

Consents were granted by West Dorset District Council (now Dorset Council), and subsequently implemented under application references WD/D/14/002879 and WD/D/14/002880 for a scheme which comprised 2 shops on the ground floor of the main building, demolition of the rear section, and the provision of 9 residential units together with a substantial new build restaurant, bar and 12 letting rooms on the rear garden area. The work has been implemented to preserve the planning consents obtained.



## PROPOSAL

The current owners are committed to developing the property broadly in accordance with the approved schemes, but recognise that alternative schemes could be considered. They are however, very keen to retain and operate the proposed restaurant and letting rooms at the rear of the site as that fits with their core business.

As the owners are not property developers, a partner is sought to assist in bringing the scheme or a similar scheme forward. The current owners are flexible as to the nature of development package model that a partner wishes to pursue and will consider an outright sale of parts, or any other arrangement whereby the restaurant and letting rooms can be retained.

## VIEWING

Strictly by appointment with the Agents.

## FURTHER INFORMATION

For any further information please contact the sole agent Chesters Harcourt on the below contact details:

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