

Gustave  
White

Sotheby's  
INTERNATIONAL REALTY



## Haversham Tavern, Haversham House & Adjacent Properties



# GIS Map

POST ROAD | WESTERLY, RI



## PLAT 124 / LOT 006

This map is for informational purposes only and is not valid for a legal description or conveyance.  
It is not the product of a professional land survey.

# Commercial Specifications for Lots A & B

336 & 340 POST ROAD | WESTERLY, RI

The sale of 336 Post Road (14.47 Acres, commercially zoned) will also convey with 340 Post Road (0.29 Acre vacant, commercially zoned parcel with frontage on Post Road)

**LOTS A & B OFFERED FOR**

**\$5,995,000**



## HAVERSHAM TAVERN

- 8,600 Sq. Ft.
- Built in 1830
- 225-seat occupancy restaurant:
  - 1st floor – 175 seats
  - 2nd floor – 75 seats & newly renovated
- Two commercial kitchens
- Two bars
- New heat, A/C system installed in 2023 (electric heat pump)
- Septic system (installed in 2018)
- Town water
- Includes all FF&E (Furniture, fixtures & equipment)
- Gross income in 2022 – \$2,755,000
- Gross income in 2023 – \$2,631,000

## TOTAL GROSS INCOME FOR TAVERN & HOUSE

- 2022 total gross – \$3,683,000
- 2023 total gross – \$4,126,000

## HAVERSHAM HOUSE

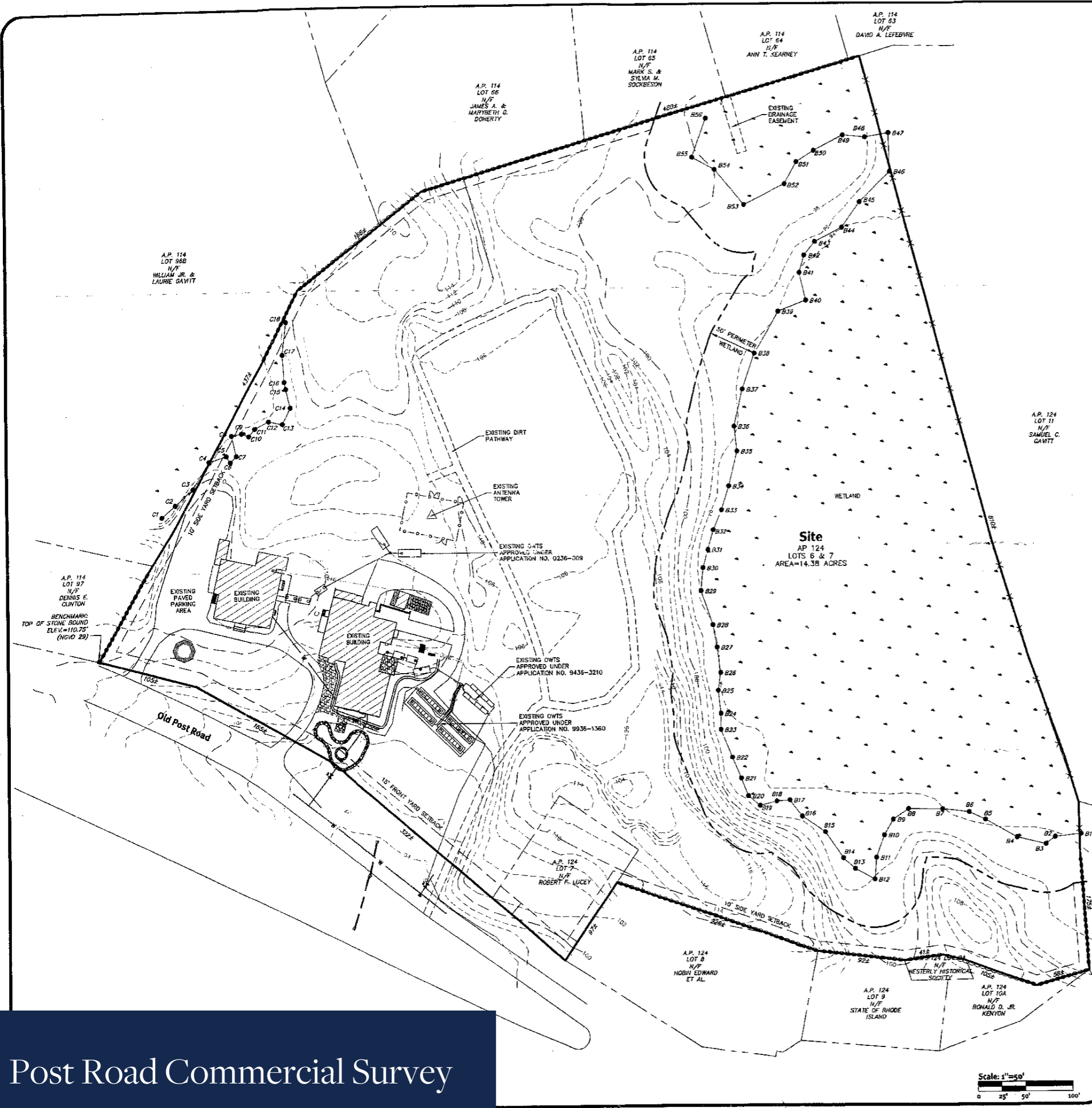
- 7,938 Sq. Ft.
- Built in 1939
- 200 guest event space with separate bar area
- Ceremony site, with bridal suite
- Commercial kitchen
- “Shamlot” outdoor space
- Oil heat, A/C
- Septic system
- Town water
- Includes all FF&E
- Gross income 2022 – \$928,000
- Gross income 2023 – \$1,496,000

## REPRESENTED BY

Mike Sweeney – 401.862.0164  
Kate Kirby Greenman – 401.965.5551  
Michelle Kirby – 401.862.7873

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- General Notes:**
- THE SITE IS LOCATED ON THE TOWN OF WESTERLY ASSESSOR'S PLAT 124 LOTS 6 & 7.
  - THE SITE IS APPROXIMATELY 14.38± ACRES. AP 124 LOT 6 IS ZONED SCG. AP 124 LOT 7 IS ZONED MDR-30.
  - THE OWNER OF AP 124 LOT 6 IS: MARY'S HAVERSHAM INN, INC.  
61 OCEAN ROAD  
NARRAGANSETT, RI 02882
  - THE OWNER OF AP 124 LOT 7 IS: ROBERT LUCEY  
61 OCEAN ROAD  
NARRAGANSETT, RI 02882
  - THE APPLICANT: MARY'S HAVERSHAM INN, INC.  
61 OCEAN ROAD  
NARRAGANSETT, RI 02882
  - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0278H, MAP REVISED OCTOBER 19, 2010.
  - ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
  - TOPOGRAPHY OBTAINED FROM PLAN ENTITLED TOPOGRAPHIC PLAN PREPARED FOR ROBERT F. LUCEY, ASSESSOR'S PLAT 124 LOTS 6 & 7 DONE BY DOWDELL ENGINEERING, INC., 3949 OLD POST ROAD, CHARLESTOWN, RHODE ISLAND 02813. LAST REVISED 11/05/10.
  - WETLANDS INFORMATION OBTAINED FROM PLAN ENTITLED TOPOGRAPHIC PLAN PREPARED FOR ROBERT F. LUCEY, ASSESSOR'S PLAT 124 LOTS 6 & 7 DONE BY DOWDELL ENGINEERING, INC., 3949 OLD POST ROAD, CHARLESTOWN, RHODE ISLAND 02813. LAST REVISED 11/05/10. WETLAND EDGE VERIFICATION APPROVAL RECEIVED ON 12-22-10 UNDER RIDEM APPLICATION NO. 10-0220.
  - PROPERTY LINE OBTAINED FROM PLAN ENTITLED PLAN OF LAND PREPARED FOR ROBERT F. LUCEY, ASSESSOR'S PLAT 124 LOTS 6 & 7 DONE BY DOWDELL ENGINEERING, INC., 3949 OLD POST ROAD, CHARLESTOWN, RHODE ISLAND 02813. LAST REVISED 10/12/10.
  - THE SITE IS NOT WITHIN A:  
GROUNDWATER PROTECTION AREA (RIDEM)  
NATURAL HERITAGE AREAS (RIDEM)  
AQUIFER PROTECTION OVERLAY DISTRICT (TOWN)
  - THE SITE IS WITHIN A:  
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC-SELF SUSTAINING LANDS)
  - THERE ARE NO EXISTING STRUCTURES ON THE SITE LOCATED IN THE NATIONAL HISTORIC REGISTER OR THAT HAVE BEEN RECOGNIZED AS HAVING HISTORICAL VALUE. THERE ARE NO KNOWN HISTORIC CEMETERIES LOCATED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
  - ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-7233-72 HOURS PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
  - EXISTING ADJUTING PROPERTIES ARE SERVICED BY MUNICIPAL WATER, OWTS AND OVERHEAD UTILITIES.

**Dimensional Regulations:**

CURRENT ZONING:	SCG	MDR-30
MINIMUM LOT AREA:	12,000 SF	30,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'	120'
MINIMUM FRONT:	15'	35'
MINIMUM SIDE YARD:	10'	20'
MINIMUM REAR YARD:	20'	40'
MAXIMUM STRUCTURE HEIGHT:	35'	35'
MAXIMUM IMPERVIOUS SURFACE:	55%	22.5%

THIS REGULATORY SUBMISSION SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

No.	Date	Description	By:
1	11/21/11	Pre-Application Submission	DAR
2	12/15/11	Final Preliminary Determination	DAR
3			
4			
5			
6			
7			
8			
9			
10			

Drawn By: D.A.R. Design By: D.A.R.

**Existing Conditions Plan**  
**Westerly Ocean View Resort Hotel**  
 Assessor's Plat 124, Lots 6 & 7  
 Westerly, Rhode Island

**DiPrete Engineering**

Two Stafford Court, Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant:  
**Mary's Haversham Inn, Inc.**  
 61 Ocean Road, Narragansett, Rhode Island

Engineers • Planners • Surveyors







# Photos for Commercial Lots A & B

336 & 340 POST ROAD | WESTERLY, RI





# Residential Specifications for Lots C, D, E & F

342, 344, 346 & 352 POST ROAD | WESTERLY, RI

## LOT C – 342 POST ROAD

- Single Family, colonial style residential home with 2-story attached cottage
- Built in 1902
- 0.58 Acres
- 2,127 Sq. Ft.
- 5 Bedrooms
- 3.1 Baths
- 2 Kitchens
- Oil heat, central A/C
- Septic system, town water
- Separate 2-story barn with game room, garage space below
- Offered at \$995,000

## LOT F – 352 POST ROAD

- Single family, ranch style residential home
- Built in 1957
- 10 Acre parcel
- 1,056 Sq. Ft.
- 3 Bedrooms
- 1.1 Bath
- Oil heat
- Septic system, town water
- Attached garage on lower level
- Needs work
- Offered at \$650,000

## LOT E (AND D)– 346 (AND 344) POST ROAD

- Single family, bungalow style residential home
- Built in 1928
- 0.93 Acre parcel
- 1,200 Sq. Ft.
- 5 Bedrooms
- 3 Baths
- Oil heat, A/C
- Cesspool, town water
- Offered at \$675,000
- Sale can be combined with adjacent Lot D – a 0.27 Acre residential, non-conforming lot priced at \$50,000

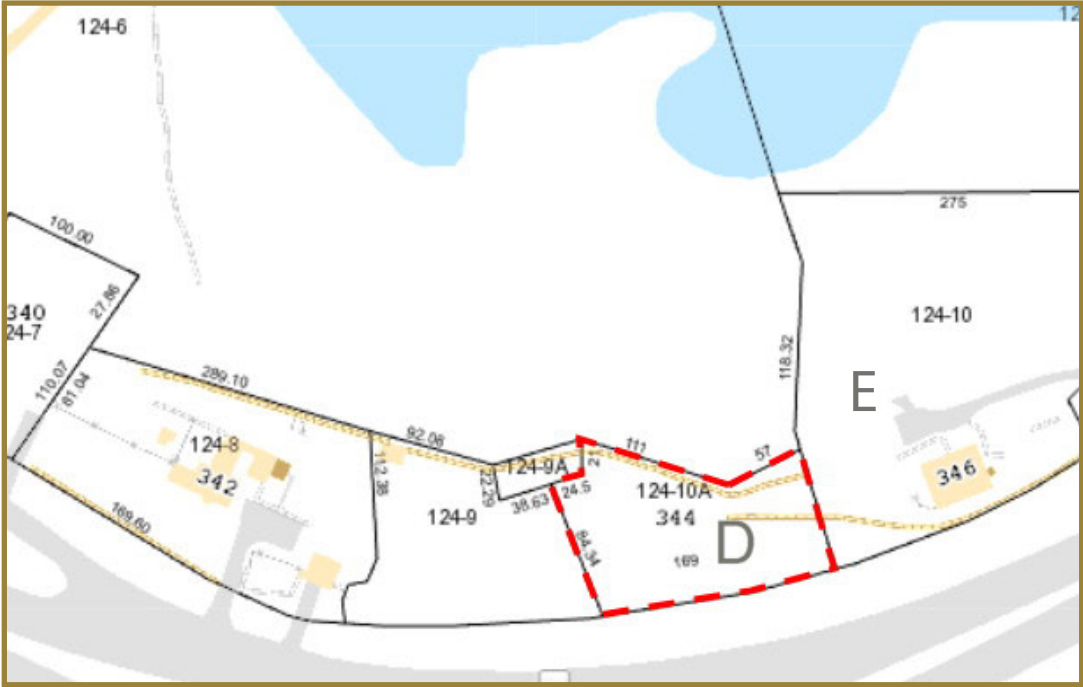
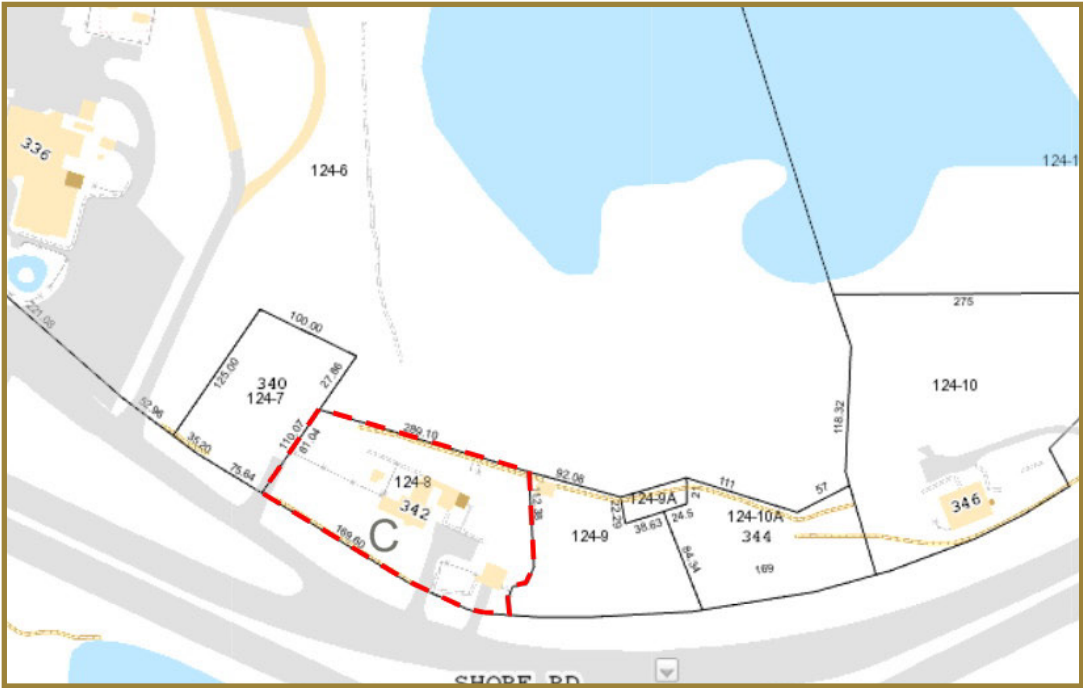
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# Town Parcel Maps for Lots C & D

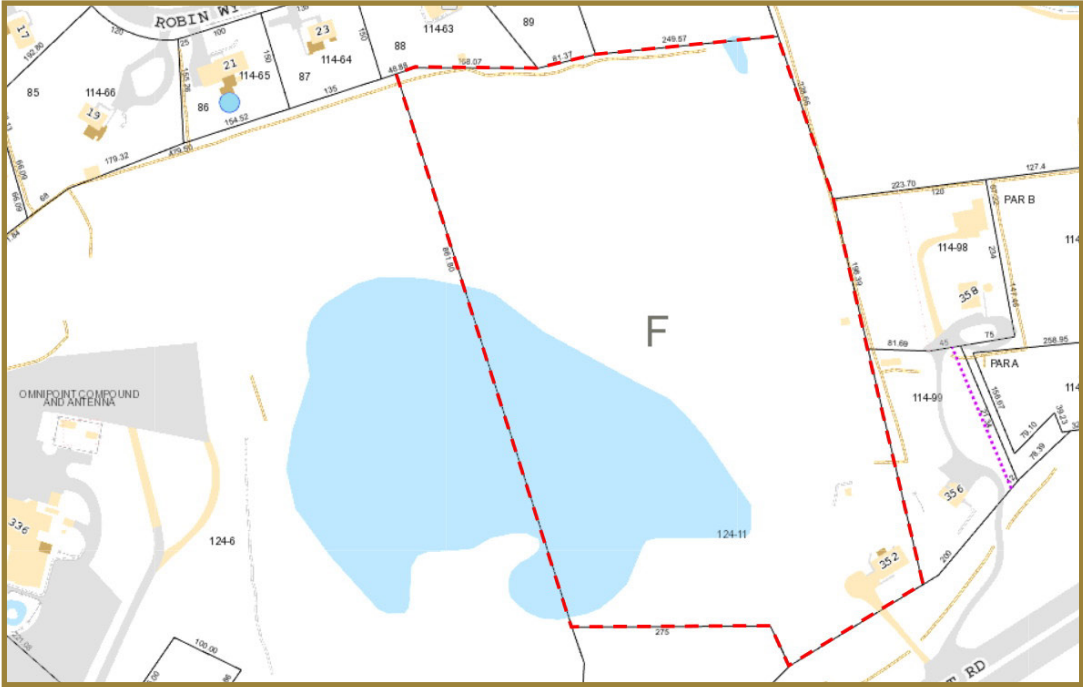
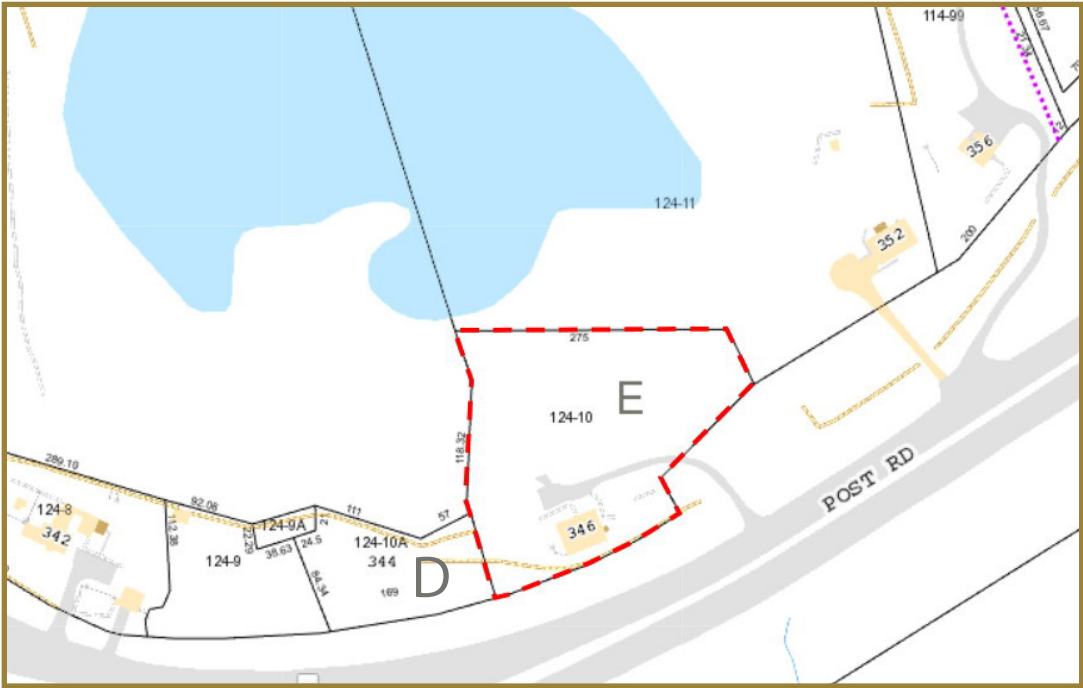
342 & 352 POST ROAD | WESTERLY, RI





# Town Parcel Maps for Lots E & F

342 & 352 POST ROAD | WESTERLY, RI





# Photos for Residential Lots C, D, E & F

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