



DEVELOPMENT OPPORTUNITY: FULL CONSENT FOR 9 DWELLINGS

GUIDE PRICE — £700,000

Chatfeild Road, Niton, Isle of Wight, PO38 2DR



RESIDENTIAL DEVELOPMENT SITE

Niton, Isle of Wight

An opportunity to purchase a prime development site with full planning consent for 9 detached units.

The approved dwellings would provide 2, 3 or 4 bedroom units. As a mix of 3 x 1.5 storey chalet bungalows and 6 x single storey dwellings. Each unit will have its own private garden, parking area and some units with garages.

The site is located in Niton, an attractive and popular village in the south of the Island, located just outside of an Area of Outstanding Natural Beauty with easy access to extensive National Trust land around St Catherine's Lighthouse with paths leading down to local bays and beaches. The nearby 16th Century Buddle Inn is a short distance away whilst the village centre is a 2 minute walk, with two pubs, shops, school and other local amenities.

The attractive seaside town of Ventnor with its many cafes, restaurants, fish market and beaches is only a 10 minute drive away.

For sale by private treaty



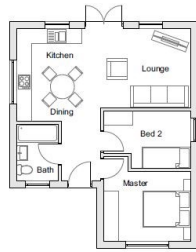


SALE PLAN

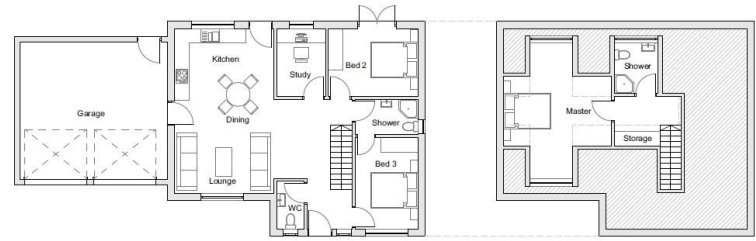


SITE PLAN (PLANNING)





Unit 1, Proposed Floor Plan 1:100

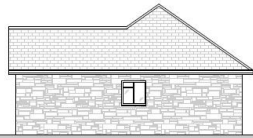


Unit 4, Proposed Ground Floor Plan 1:100

Unit 4, Proposed First Floor Plan 1:100



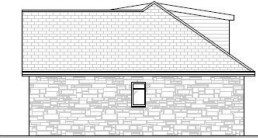
Proposed NE Elevation 1:100



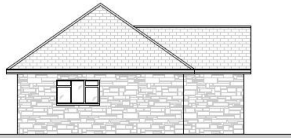
Proposed NW Elevation 1:100



Proposed South Elevation 1:100



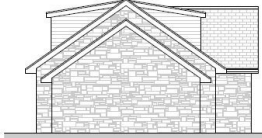
Proposed East Elevation 1:100



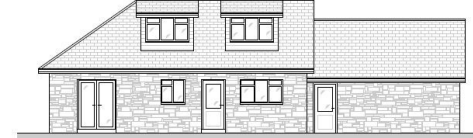
Proposed SE Elevation 1:100



Proposed SW Elevation 1:100



Proposed West Elevation 1:100



Proposed North Elevation 1:100



GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty.

Services, Infrastructure and Access

Services and Infrastructure details are to be agreed by the vendor and the purchaser. The area outlined in blue on the sale plan will be retained by the vendor who will allow the purchaser a vehicular right of access over this area.

Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

Tenure

The property is being sold freehold.

Planning

Isle of Wight Council granted Reserved Matters approval, for the scheme with a decision notice issued on 6th April 2021 under planning reference 21/00036/ARM.

Post Code

PO38 2DR

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves and Easements

The benefit of all wayleaves, if any, relating to the land will transfer to the purchaser.

Directions

The Isle of Wight is easily accessed by ferry from Portsmouth (Fishbourne), Southampton (Cowes) and Lymington (Yarmouth).

Additional passenger only ferry services operate between Portsmouth and Ryde, Southampton and West Cowes.

From Coppins Bridge head north towards the High Street. Exit the roundabout onto St Georges Way/A3020. At the roundabout, take the 1st exit and stay on St George's Way/A3020 and follow for 0.2 miles. At the roundabout, take the 3rd exit and stay on St George's Way/A3020 and continue to follow the A3020. After 1.3 miles, turn right onto Blackwater Hollow/A3020 and continue for 6 miles. Just after Rookley Post Office on your left hand side, turn right onto Niton Road and continue onto Newport Road. For 1 mile. Turn left onto Kingates Lane and follow for 0.5 miles and the site can be found on your right hand side.

Viewings

The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with BCM.

Fixtures and fittings

BCM will supply a list on request identifying clearly which items are included within the sale, which are excluded and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed in these particulars.

NB These particulars are as at May 2021 with photos taken September 2020 . Please check with BCM to make sure they are the most up to date version.

IMPORTANT NOTICE

BCM for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



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