

SPENCE WILLARD



Merstone Valley Nursery & Valley House, Merstone, Isle of Wight

An exciting opportunity for a combination of high quality new housing and the conversion of two former nursery buildings, on the rural fringe of the village

VIEWING:

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AVAILABLE AS A WHOLE OR 2 LOTS

Existing Valley House available as lot.
In all about 3.2 acres.

LOT 1: MERSTONE VALLEY NURSEY

A site of approximately 2.9 acres comprising the former nursery with outline planning consent for at least six houses, along with additional consents for the conversion of two former nursery barns into contemporary homes.

Outline planning consent reference P/6574/18 permits demolition of redundant glass houses (which occupy an area of about 1.9 acres) to make way for housing. The plans approved show a scheme with six houses over the site, four detached houses and a pair of semi-detached houses with particularly generous gardens. The proposed houses will benefit from views over the surrounding countryside. Copies of the planning permission granted on 25th November 2020 with the related conditions are available from Spence Willard.

In addition, two adjacent buildings within lot 1 have Class Q consent to be converted into houses, (LPA reference 20/00896/3QPA) granted on 28th July 2020. These are referred to as building 1 and 2.

BUILDING 1 – A substantial building of approximately 144 m² situated to the south of the entrance drive with a large garden extending to the south. The conversion will provide contemporary accommodation including an extensive open-plan kitchen/living room along with three bedrooms, two bathrooms, a cloakroom and utility room.

BUILDING 2 – A metal framed barn occupying a south facing position (13m x 8.7m). The consent allows conversion into a single storey contemporary home with a large open-plan triple aspect kitchen/living room in addition to two large bedrooms, one with a dressing room and en-suite shower room as well as a family bathroom, cloakroom and utility room. The principal living room is south facing and has bi-fold doors opening to the garden.



Adjacent is a TIMBER STABLE BLOCK (10m x 6.6m) with adjacent lean to, which at one stage was converted into temporary accommodation and later used for offices for an electrical engineering company.

Relevant points relating to Lot 1 include:

- SPA and affordable housing contributions are to be paid based on being 3% of the sale price of each unit over £100,000. (excluding Buildings 1 and 2)
- Visibility requirements are now met, and associated landscaping, fence and hedge are being put in place.
- Quotes are being obtained for the clearance of the site. The vendors have removed the oil tank and generator shed.
- Please see the planning consents granted for a full list of conditions
- The planning officer's report makes reference to the consent being for outline consent for housing, "removing the reference to specifically 6 dwellings, leaving the layout and exact number of housing units to be agreed...". Reference is made to a maximum yield of around 9 houses in addition to Buildings 1&2

LOT 2: VALLEY HOUSE

Built in the 1970s, this architect designed house provides particularly light accommodation and has great further potential.

The property would benefit from some refurbishment. The majority of the windows are UPVC frame double glazed.

ACCOMMODATION

Glazed door with side panel to ENTRANCE LOBBY with tiled floor. Partially glazed inner door to:

ENTRANCE HALL With coats cupboard and staircase off to first floor.

CLOAKROOM Wash basin & WC

SITTING ROOM A particularly light room with glazed sliding doors to the southern and western elevations, both leading to the garden, stone fireplace. Wide opening to DINING AREA.

KITCHEN BREAKFAST ROOM Fitted with a range of base and wall cupboards, integral oven, hob with extractor over. Built-in bench seating. Boiler. Opening to:

UTILITY AREA With space and plumbing for washing machine and dryer. Part glazed door to car port.

FIRST FLOOR

Approached via the staircase with a south facing window providing distant country views.

LANDING Airing cupboard

BEDROOM 1 A double bedroom with westerly outlook.

BEDROOM 2 A double bedroom facing east.

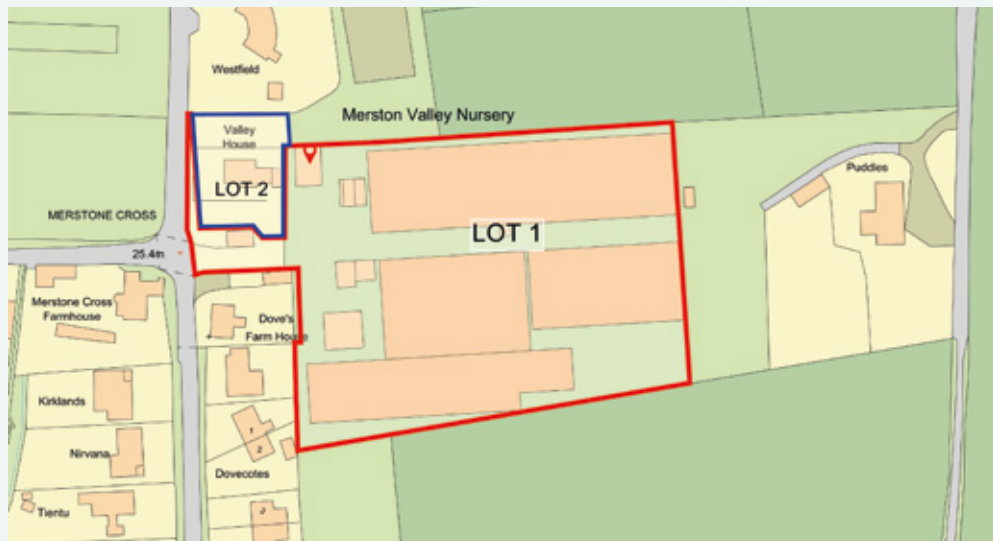
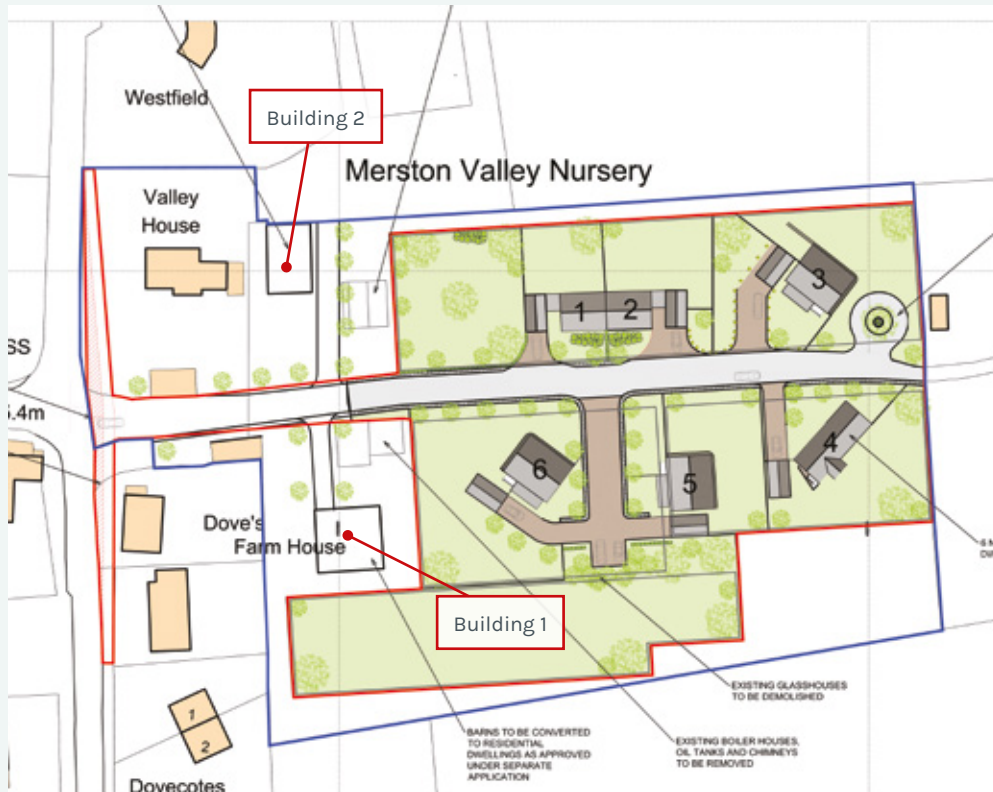
BEDROOM 3 A south facing double bedroom with a range of built-in cupboards.



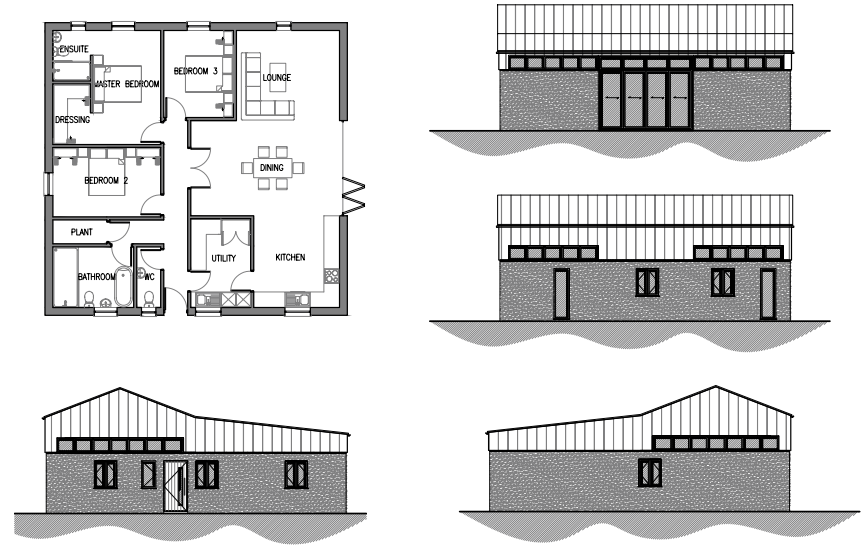
Building 1



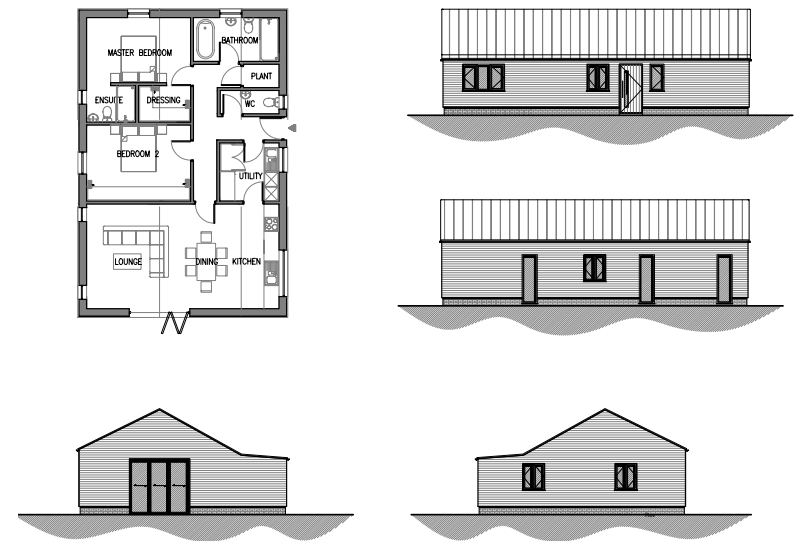
Building 2



Building 1

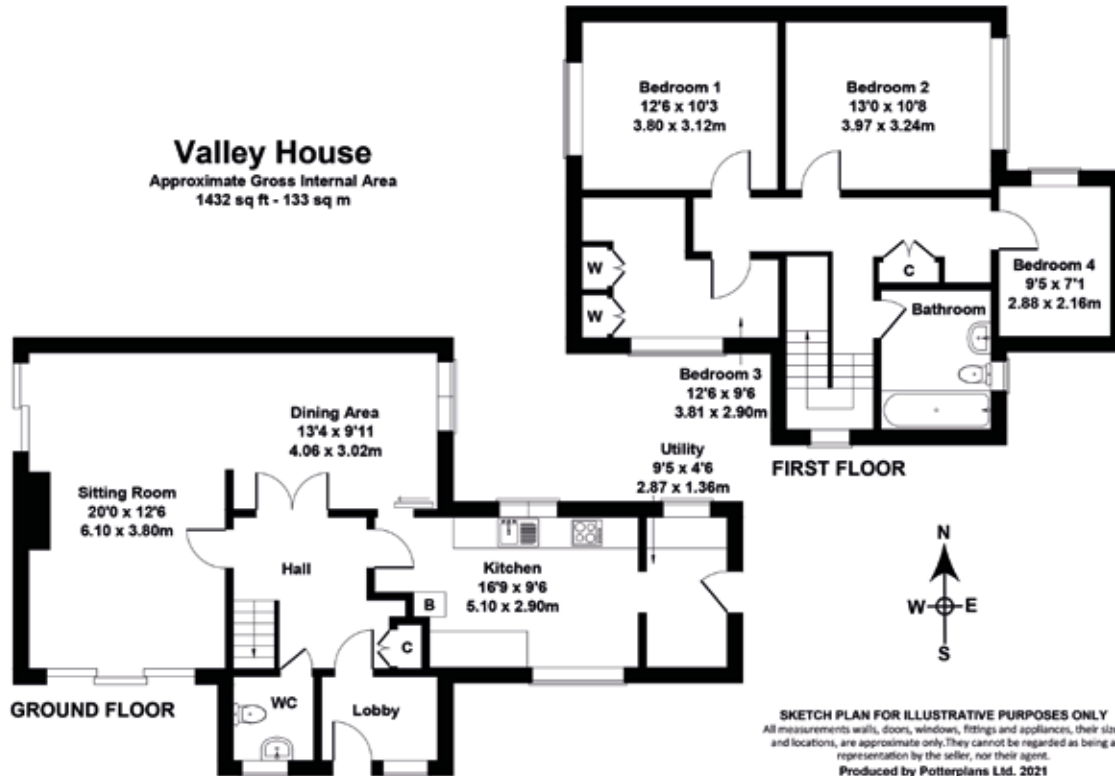


Building 2





Valley House
Approximate Gross Internal Area
1432 sq ft - 133 sq m



BATHROOM A white suite comprising bath with separate shower over, wash basin, WC and heated towel rail.

BEDROOM 4 A single bedroom with a sloping ceiling.

OUTSIDE

Approached via a gravel driveway with parking for a number of cars, leading to a car port. There is a timber store to the east of the house, and lawned gardens approximately 0.3 acre. Adjacent to the drive is a substantial Old Dairy (approximately 7.5m x 4.85m).

EPC RATING F

POSTCODE PO30 3DE

SERVICES

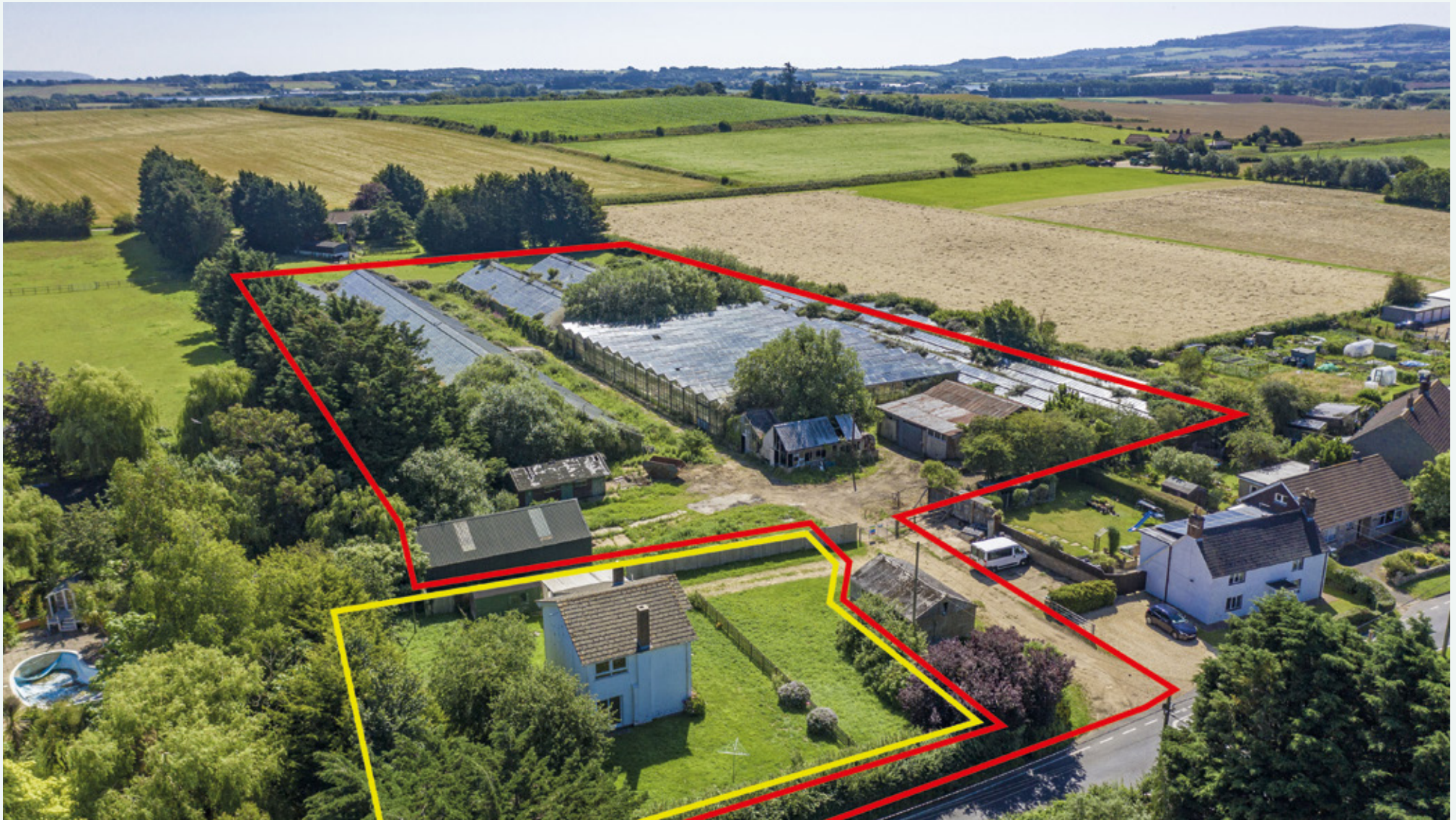
LOT 1 - Mains water and electricity. Whilst there is an existing drainage system it is envisaged a new drainage system will need to be installed by the purchaser.

LOT 2 - Mains water, electricity. A new private drainage system will need to be installed by the purchaser.

BT fibre extends to opposite the entrance.

RIGHTS OF WAY AND EASEMENTS A right of way is to be maintained for the benefit of Puddles between points A and B on the plan, along with an easement for services which run alongside the existing track. There is a historic right of way between points A and C for the benefit of Westfield for the purposes only of emptying and maintaining their drainage system (but this has not been used for many years). A new fence will to be erected along the northern boundary of Doves Farmhouse.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard, Waterside House, 72a High Street, Cowes, Isle of Wight, PO31 7RE.



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