



# LAND AT PORCHFIELD

Shalfleet, Isle Of Wight

Guide Price £85,000



**An exceptional opportunity to acquire an attractive plot of land located just outside the AONB boundary in an idyllic location close to Newtown Nature Reserve.**

Available to the market for the first time is this plot of land which has recently had a major clearance. The land benefits from a new boundary fence, gate and there is mains water leading directly into the plot with a tap. The land is a perfect rural retreat to camp out or create a garden. It is suitable for a number of uses, subject to obtaining any necessary planning consent.

There is gated access from the track and the plot measures approximately 43m x 42m with a small additional section of adjoining land to the east.

A static caravan, which is understood to have been on the land for decades, is included in the sale. The plot enjoys road frontage and is predominantly level with no major tree cover to the south - creating a sunny area.

**LOCATION** From Shalfleet proceed toward Cowes on Corf Road and continue pass the turning on your left to Town Lane (into Newtown) and carry on for another 400m. An unmade track can be found on the right-hand side where there is a for sale board marking the side of the plot.

**PLANNING** The plot sits just outside the Isle of Wight Area of Outstanding Natural Beauty. It's understood that planning permission for a change of use has not been sought for the plot.

**TENURE AND POSSESSION** Freehold. Vacant possession will be given of the whole upon completion of the sale. There is a right of way over the neighbouring access track to access the subject land.

**VIEWINGS** Strictly by appointment with the sole selling agents, Spence Willard.

**IMPORTANT NOTICE**

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4. VAT: The VAT position relating to the property may change without notice.