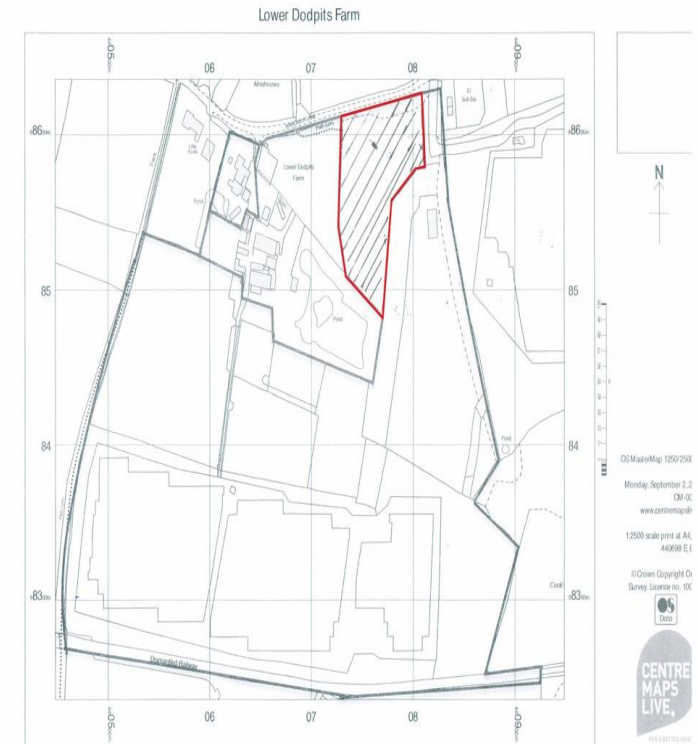


# SPENCE WILLARD



Land Off Warlands Lane, Warlands Lane, Ningwood, PO30 4NH



An exceptional opportunity to acquire an attractive plot of land located outside of the AONB boundary in an idyllic/quiet setting with a south facing aspect and direct road access. In all, 1.65 acres.

VIEWING  
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Extending to approximately 1.65 acres and located in a wonderful position between Shalfleet and Ningwood. Its suitable for a number of uses, subject to obtaining any necessary planning consent and is currently laid to permanent pasture. There is direct access off Warlands Lane and a dense strip of hedging/woodland along the roadside providing good screening from the Lane.

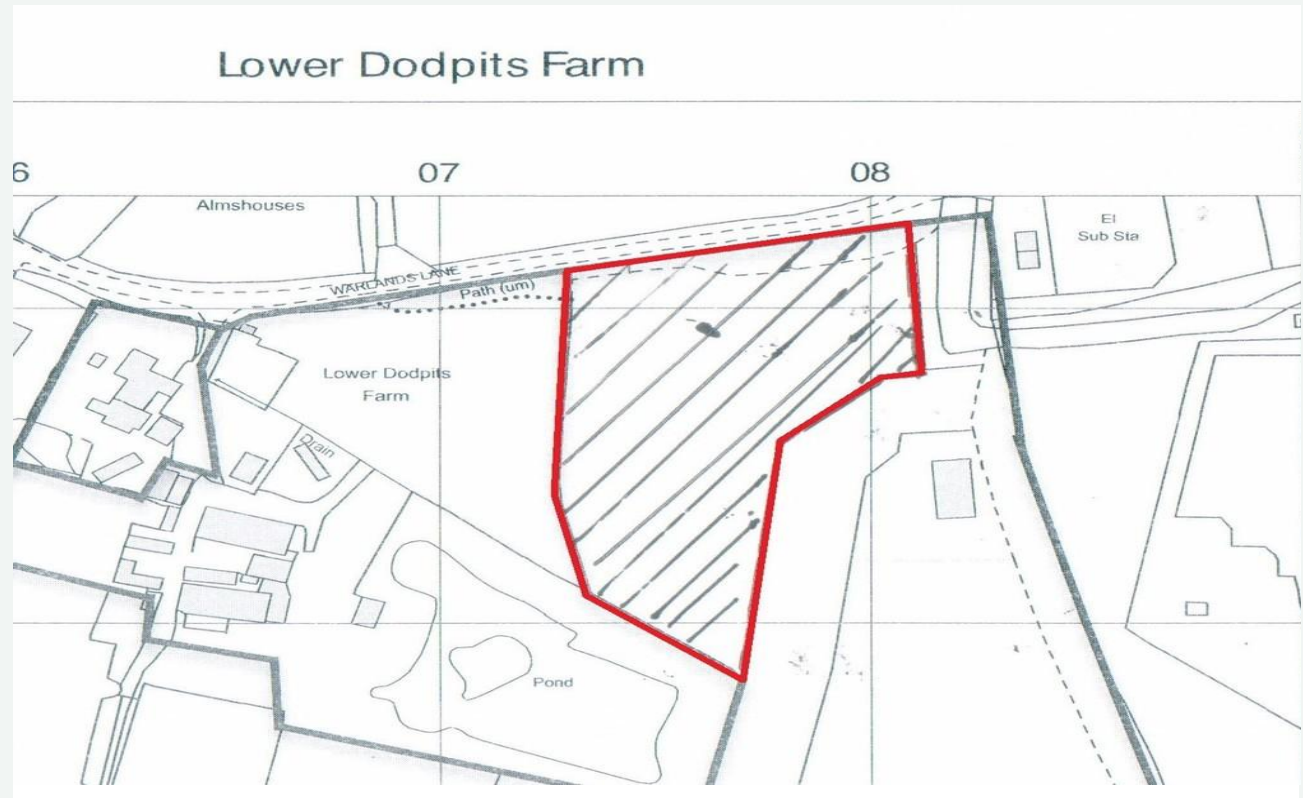
The plot enjoys road frontage and is predominantly level with no major tree cover to the south - creating plenty of natural light.

#### Location

Proceed from our Yarmouth office along the A3054 (Newport Road) heading eastwards. Take the right hand turn into Wilmingham Lane and left into Wellow. Drive through Wellow until you arrive at Station Road. Cross Station Road onto Warlands Lane – the land is located on the south side of the road just past Lower Dodpitts Farm.

#### Planning

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



#### Services

Water and power are accessible close to the subject land, from the Lane.

#### Tenure and Possession

Freehold. Vacant possession will be given of the whole upon completion of the sale.

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A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.