



DEVELOPMENT OPPORTUNITY: DEVELOPMENT SITE WITH CONSENT FOR 4 DWELLINGS WITH PASTURELAND AND BUILDINGS

Land and Buildings adjacent to 403 Newport Road, Cowes, Isle of Wight, PO31 8PS



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An opportunity to purchase a prime development site with outline planning consent for 4 detached units, equestrian buildings and pastureland, as well as a potential infill plot. Available as a whole or in three separate lots.

Lot 1—Residential Development Site—3.68 acres

Outline planning permission was approved at appeal under references (19/00677/OUT) & (APP/P2114/W/21/3285500).

The approved dwellings would provide 3, 4 or 5 bedroom units (subject to reserved matters being approved). All the dwellings would be two storey houses and each unit will have its own private garden and parking area.

Approval of the layout and scale has been established within the outline application, with the appearance, details of access and landscaping (the reserved matters) to be confirmed within a reserved matters application.

Lot 1 extends to 2.11 acres.

Lot 2—Stable Block & Pastureland—2.79 acres

A wonderful opportunity to purchase an equestrian holding and pastureland with a stable block with further development potential (STPP). Lot 2 includes a number of grass field paddocks, all with post and rail fencing. The stable block comprises two loose boxes, a tack room and a hay store.

Lot 3—Potential Infill Plot—2.25 acres

Situated between Lots 1 and 2, Lot 3 extends to just under 2 acres of pastureland. Subject to necessary planning consents, due to the adjoining bungalow (403 Newport Road) as well as the proposed dwellings (Lot 1) could be considered under planning policy as an infill plot.

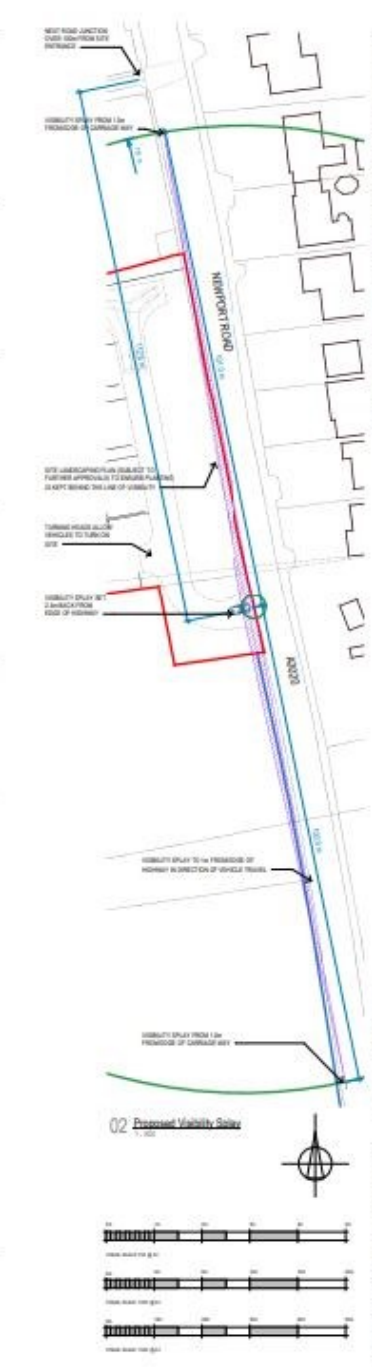
Situation

Cowes, on the northern tip of the Island is an international hotspot for sailing events, attracting elite sailors to its shores along with a calendar of exciting events year round. There are regular high-speed ferry services to Southampton as well as a nearby vehicle ferry making it a very accessible for both tourists and commuters alike. Renowned for its rich sailing history, Cowes appeals as a destination for homeowners looking for an aspirational and more relaxed pace of life. The quaint town centre is a 15 minute stroll along the seafront and has a range of vibrant eateries and cosy pubs. Just two hours from London and 20 minutes from the mainland, Cowes offers a balance of easy transport links with seaside seclusion.

For sale by private treaty



01 Proposed Site Plan



- The design shall be assigned the areas reserved and not reserved or reserved only only, after the review of the site plan.
- Where dimensions are given in brackets, they are not to be construed as absolute dimensions. All dimensions shall be checked on site by the contractor before commencement of the work or otherwise.
- The design shall be used only for the purposes intended and shall not be used for any other purpose.
- The design shall be used in conjunction with all other relevant drawings & specifications for the project.
- The information contained herein is confidential and shall not be used for any other purpose or used for any purpose other than that for which it was originally prepared and applied without the prior written consent of the architect.

PROVISIONS FOR ACCESS TO ADJACENT LAND
 The site plan shall be prepared in such a way as to ensure that the design is in accordance with the provisions of the Act and the regulations thereunder. The design shall be prepared in such a way as to ensure that the design is in accordance with the provisions of the Act and the regulations thereunder.

Scale Levels

Finished floor level	+ 0.00m
Finished upper level	+ 0.00m
Ground level	+ 0.00m from finished ground floor level
Basement level	+ 0.00m from finished ground floor level
Roof level	+ 2.25m from finished ground floor level
High level	+ 0.00m from finished ground floor level

Note: Upper and lower levels shall be provided in the final design approach to achieve the overall building mass. Eaves height shall be a maximum of 2.25m above the finished ground level. Eaves height shall be a maximum of 2.25m above the finished ground level.

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S0 PLANNING ISSUE



Architectural Technologists - Quality Services
 Project Managers - Project Designers

BY A. JONES & M. J. JONES

Proposed Residential Development

Land off Newport Road

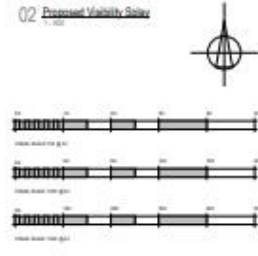
Northwest

Coast, W

2024-03-18

Outline Site Proposals

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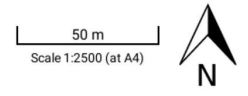




Development Land and Buildings - 403 Newport Road



Produced on Aug 17, 2022.
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GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty, available as a whole or in three separate lots. Please note, if sold separately, Lots 2 and 3 will not be sold until Lot 1 has transacted.

Services & Infrastructure

A livestock water connection is currently connected to Lots 2 and 3; potential purchasers must undertake their own investigation to confirm if there are other services available within the vicinity.

Access

If the lots are sold separately;

Lot 1 will benefit from a vehicular right of access over Lot 2 and 3 (area hatched orange on the sale plan) until such time when the new vehicular access is installed on Lot 1 directly onto Newport Road; following the installation the right over Lot 2 and 3 will extinguish.

Lot 2 will own the vehicular right of access via the 5-bar metal gate directly from the public highway, Newport Road.

Lot 3 will benefit from a vehicular right of access over Lot 2 (area hatched orange) until such time as when a new vehicular access is installed on Lot 2; then their previous rights over Lot 2 would extinguish.

Local Authority

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

Overage

An overage provision is to be applied by the current vendors at a rate of 35% of the uplift in value over a 30-year term triggered by change of use planning permission and permitted development for Lot 3 only.

Planning Stipulations

The vendors have entered into a legal agreement regarding the development site (Lot 1) any Section 106 or Habitat Mitigation Payments will be transferred to the buyer of Lot 1 only.

Tenure

The property is being sold freehold.

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.

Planning

Planning Permission (outline consent) was granted under appeal reference APP/P2114/W/21/3285500 for 4 detached units. The planning permission contains a number of conditions that will need to be discharged by the purchaser. Further details can be made available to a prospective purchaser from the selling agents.

Post Code

PO31 8PS

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.

Fencing

The boundaries to each Lot are pegged out on the ground; if the Lots are sold separately, new fencing to delineate the boundaries will be agreed between all parties.

Wayleaves and Easements

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

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.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.

 what3words

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NB These particulars are as at August 2022 and photos were taken July/August 2022. Please check with BCM to make sure they are the most up to date.



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