



BUILDING PLOT WITH FULL PLANNING PERMISSION

Building Plot Adjacent to 3, Brickfield Cottages, East Cowes Road, Whippingham, Isle of Wight, PO32 6NH



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GUIDE PRICE - £245,000

A superb self-build opportunity to purchase a building plot which benefits from full planning permission for a detached bungalow.

BUILDING PLOT (0.27 acres)

The building plot currently includes a two bedroom mobile home, large double door timber cabin and its own separate access. Full planning permission was granted in August 2022 under reference 21/02386/FUL for the removal of the existing caravan; proposed 2 bedroom bungalow.

The proposed bungalow would comprise an open plan kitchen/lounge/diner, with two double bedrooms, a family bathroom and inner hallway. The proposed appearance of the bungalow would complement the existing Grade II listed cottage, and features a number of rooflights which will flood the dwelling with natural light, being in a “woodland” setting.



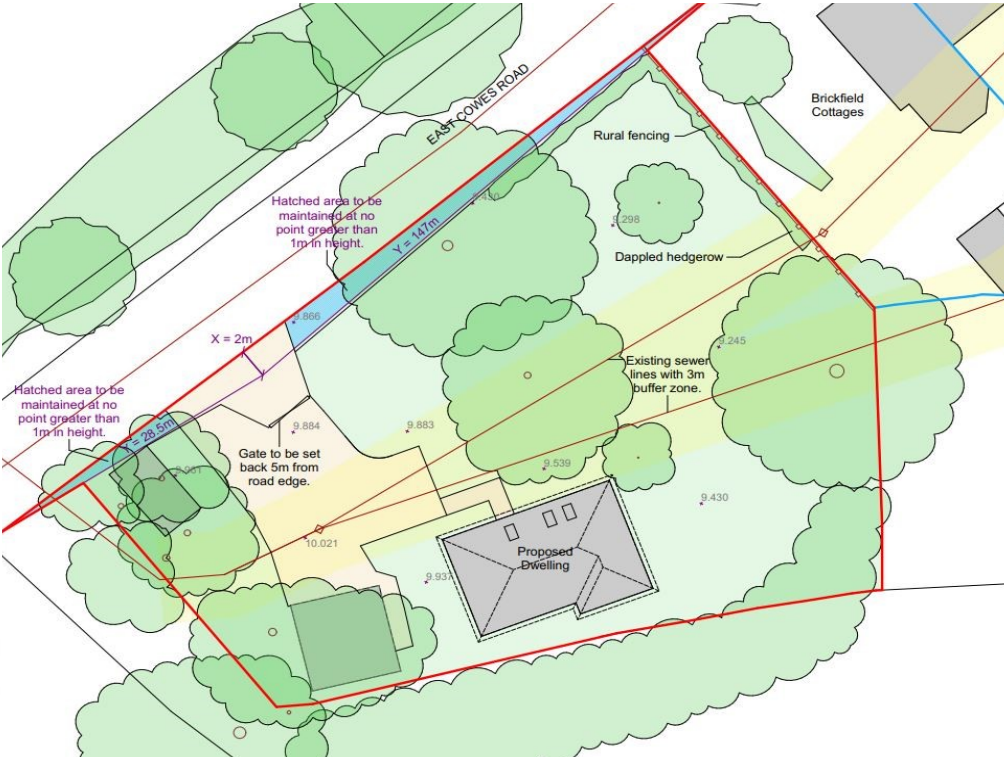
SALE PLAN
Not to scale



PROPOSED ELEVATION
Not to scale



PROPOSED PLANNING LAYOUT
Not to scale



NB: Red line on the planning layout slightly different to what is now included within the sale

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole. By private treaty.

Services

Drainage

The shed is connected to a permanent wastewater pipe which outflows into the deep pit on the shed driveway & will remain in situ.

The foul water pipe serving the mobile home crosses the new boundary between the cottage garden & the plot & connects to the sewer via the inspection pit immediately next to the brick path (near the brick-built garage). This will be permanently disconnected upon a sale, at the vendors expense.

Water and Electricity

Water & Electricity supply to the plot both emanate directly from the cottage & therefore will be permanently disconnected upon sale of either the cottage or the plot whichever happens first, at the vendors expense.

Access

Benefits from separate access directly via East Cowes Road via existing metal gates.

Post Code

PO32 6NH

EPC

N/A

Tenure and Possession

Freehold with vacant possession.

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.

Boundaries

The vendor has erected temporary metal stakes to illustrate the northern boundary to help distinguish between the residential curtilage of the adjoining property (within ownership of the vendor) and the curtilage of the residential plot for sale.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Wayleaves, Easements & Rights of Way

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

Viewings

Strictly by appointment with BCM only.

Council Tax Band

N/A

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.

Planning Stipulations

The vendors have entered into a legal agreement regarding the plot the Section 106 (Affordable Housing) or Habitat Mitigation Payments will be transferred to the buyer.



IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 of representations of facts
- 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 regard 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 - not have BCM tested them.

Particulars prepared March 2023 and photos taken August 2022.



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