



RESIDENTIAL DEVELOPMENT PLOT

Plot 1, Land Adjacent to 211 Baring Road, Cowes, Isle of Wight, PO31 8ER



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Offers In Excess Of: £190,000

A rare opportunity to purchase a residential development plot in a sought after location at Baring Road, West Cowes. Planning permission was granted in 2022, under reference 20/02026/FUL.

Plot 1 forms part of a larger site of 6 dwellings (now in separate ownership). Plot 1 benefits from full planning consent for a detached, single storey bungalow (extending to 1485sqft) with large ceiling height which could potentially incorporate a new floor or vaulted ceiling space.

There is currently an amended application for an improved 1904sqft house under planning reference 23/00164/RVC. Condition compliance application has been submitted for under the same planning reference. Offers subject to the improved planning will also be considered.

The plot will enjoy a large secluded rear garden with views towards the rolling farmland.

Plot 1 extends to 0.20 acres (0.08 ha).

GENERAL REMARKS AND STIPULATIONS

Method of sale

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

Tenure

Freehold with vacant possession.

Services

We are informed that there are no services connected to the site, however, we are informed that mains services are available within close proximity of the plot — purchasers to make their own investigations.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Post Code

PO31 8ER

Wayleaves, Easements & Rights of Way

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

Access

The property is accessed from the public highway off Baring Road.

Viewings

Strictly by appointment with BCM only.

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

Materials

The proposed materials as shown on the CGI's are illustrative and would need to be approved by the local authority by way of a condition compliance application.

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.

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IMPORTANT NOTICE

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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 inspectors 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 the photography taken December 2022.

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SALE PLAN



PROPOSED SITE LAYOUT
(Planning Illustration)



PROPOSED SITE LAYOUT (Planning Illustration)



Elevation from west



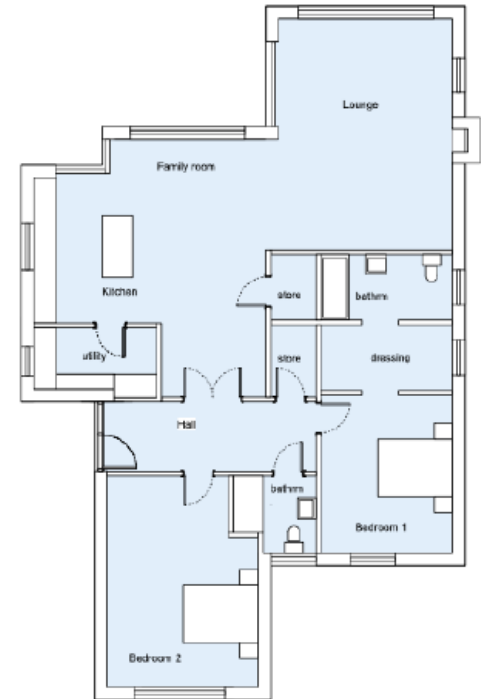
Elevation from north



Elevation from east



Elevation from south



Ground floor plan
Plot 1
GF 138 M²



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