



CLEVES ROCK (BUILDING PLOT)

Sandrock Road, Niton Undercliff, Isle of Wight, PO38 2NG



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Guide Price: £635,000

A rare opportunity to purchase a unique building plot with full planning permission for an architecturally designed, contemporary home enjoying wonderful sea views and nestled within a woodland setting against the backdrop of Niton Undercliff. **In all, the plot extends to just under 0.50 acres.**

The current plans show the ground floor accommodation extending to approximately 185m² (1991sq.ft), the first floor 54m² (581 sq. Ft) resulting in a gross internal area of 239m² (2572 sq. Ft). There is a further 70m² (753 sq. Ft) of external terracing. The submission plans illustrate the layout as: **Ground Floor**

Entrance Hall, Kitchen/Diner/Lounge with external terracing, W/C, Utility, Snug, Double Bedroom, Family Bathroom and the Master bedroom with en-suite, dressing area and external terrace.

First Floor

A gym/home office, green roof space and terrace.

Gardens and Grounds

Generous off-road parking, private driveway all set within just under 0.5 of an acre.

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 is a mains water connection installed close to the site. We are informed that other services are available within close proximity of the plot —purchasers to make their own investigations. A private drainage system needs to be installed by the purchaser.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Covenant

The vendor is proposing to include a restrictive covenant against any new windows to be installed on the western elevation ensuring privacy to the vendors retained property.

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 off the public highway (Sandrock Road) over a private drive (designed as a no through road) (owned by a third party) - this is hatched orange on the sale plan.

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.

Post Code

PO38 2NG

Planning

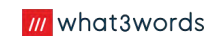
The buyers will be obliged under the contract to inherit the agreed, S.106 and the respective costs associated. Full planning permission was granted under reference 22/01079/FUL.

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.

EPC and Council Tax

TBC



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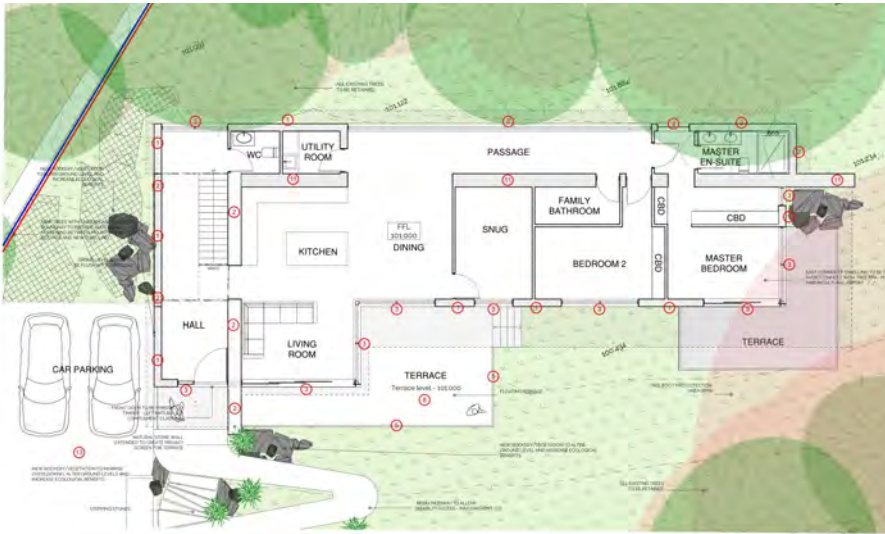
IMPORTANT NOTICE

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 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.

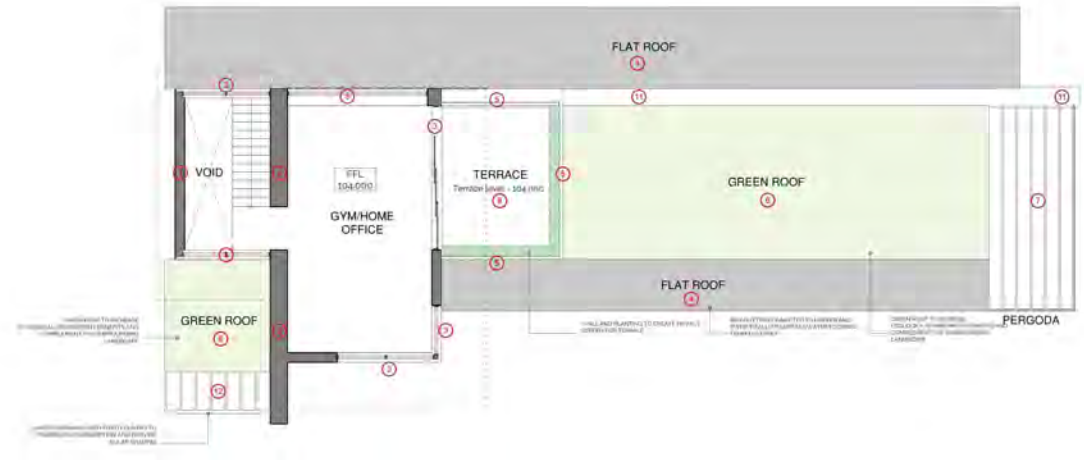
Particulars prepared May 2023 and the photography taken May 2023.

Ground Floor



NOT TO SCALE

First Floor



NOT TO SCALE







SALE PLAN



NOT TO SCALE

PROPOSED SITE LAYOUT (Planning Illustration)



NOT TO SCALE



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