



**RESIDENTIAL BUILDING PLOT ADJACENT TO 222 NEWPORT ROAD**

Cowes, Isle of Wight, PO31 8PE



# RESIDENTIAL BUILDING PLOT ADJACENT TO 222 NEWPORT ROAD

## Guide Price: £195,000

A rare opportunity to purchase a residential development plot in a sought after location on Newport Road, Cowes. Planning permission was granted in 2022, under reference 21/02552/FUL. The large plot, which is large, extending to 0.18 acres, includes a greenhouse to the northern side as well as a number of shrubs and hedgerows (some which may need to be removed during construction). Planning permission as approved. illustrates:

### Ground Floor

Kitchen/Diner/Lounge, Family Bathroom, Hall, Porch, Three Double Bedrooms (one with en-suite).

### GENERAL REMARKS AND STIPULATIONS

#### Method of Sale & Tenure

The property is offered for sale as a whole, by private treaty. Freehold with vacant possession.

#### Services

We are informed that there are no services connected to the plot, however, we are informed that mains services are available within close proximity of the plot — purchasers to make their own investigations. There is a requirement via a planning condition that confirms a sealed septic tank would be required to be installed as there are no mains drainage within the vicinity.

#### Local Authority

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

#### Post Code

PO31 8PE

#### 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.

### Access

As part of the planning permission there is a requirement for a new vehicular access off Newport Road, the buyer would be expected to undertake the works without any rights over the vendors retained driveway.

### Wayleaves & Easements

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

### 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.

### Retained Land

The Seller will retain ownership of the strip shown in orange but the buyer could (under a grazing license or similar) be allowed to occupy the retained land and use as garden land only, if required.

### Restrictive Covenant

There will be two restrictive covenants included within the sale. The first would restrict any building being built that is higher than that already approved. The second would restrict the total number of dwellings to one at any time, however, garages or other outbuildings (ancillary to the main dwelling will be allowed).

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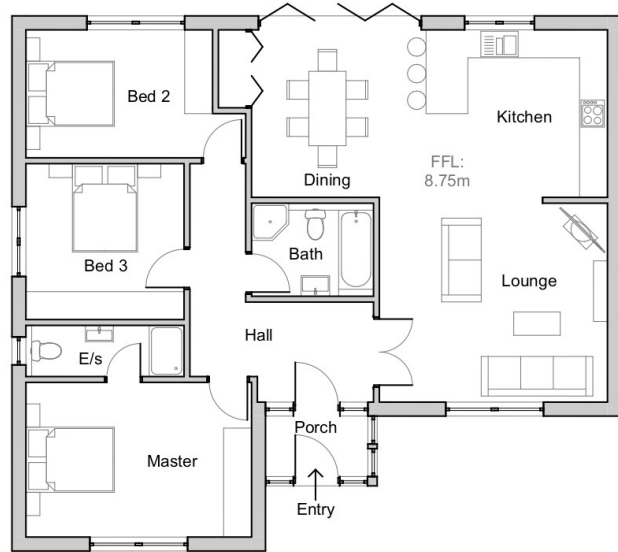
#### IMPORTANT NOTICE

- BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
- 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
  - Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
  - 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.
  - 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.
  - 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 September 2023. Photographs taken April 2022 and May 2023.



NOT TO SCALE



Proposed Floor Layout 1:100



Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed North Elevation 1:100



Proposed East Elevation 1:100

Plot adjacent to 222 Newport Road, Cowes





BCM

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