



## RESIDENTIAL DEVELOPMENT SITE FOR TWO DWELLINGS

Land Between Highfield and Rosehaven, Main Road, Wellow, Isle of Wight



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## Guide Price: £625,000

A rare opportunity to purchase a prime development site with full planning permission for two detached units.

Planning Permission was granted in 2022, under reference 21/01401/FUL for “proposed 2 detached bungalows, parking and formation of vehicular access”. Both dwellings are accessed via a shared driveway, separate gardens with the dwelling comprising an open plan kitchen/kitchen/lounge, inner hallway, family bathroom, three double bedrooms, one with en-suite. The site extends to 1.62 acres and is currently mainly laid to grass with some hedgerow abutting the highway.

## GENERAL REMARKS AND STIPULATIONS

### Method of sale

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

### Tenure

Freehold.

### Services

We are informed that there is a mains water connected to site and understand that other mains services may be available within the vicinity (purchasers must undertake their own investigations to confirm). A private drainage system would need to be installed to satisfy the planning conditions.

### Local Authority

Isle of Wight Council, 01983 821 000 [iwight.com](http://iwight.com)

### Post Code

PO41 0TD

### 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.

### 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 at Main Road, Wellow.

### 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 Viewing Protocol (available from the selling agents) for further information.



### EPC/COUNCIL TAX

TBC

### 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.

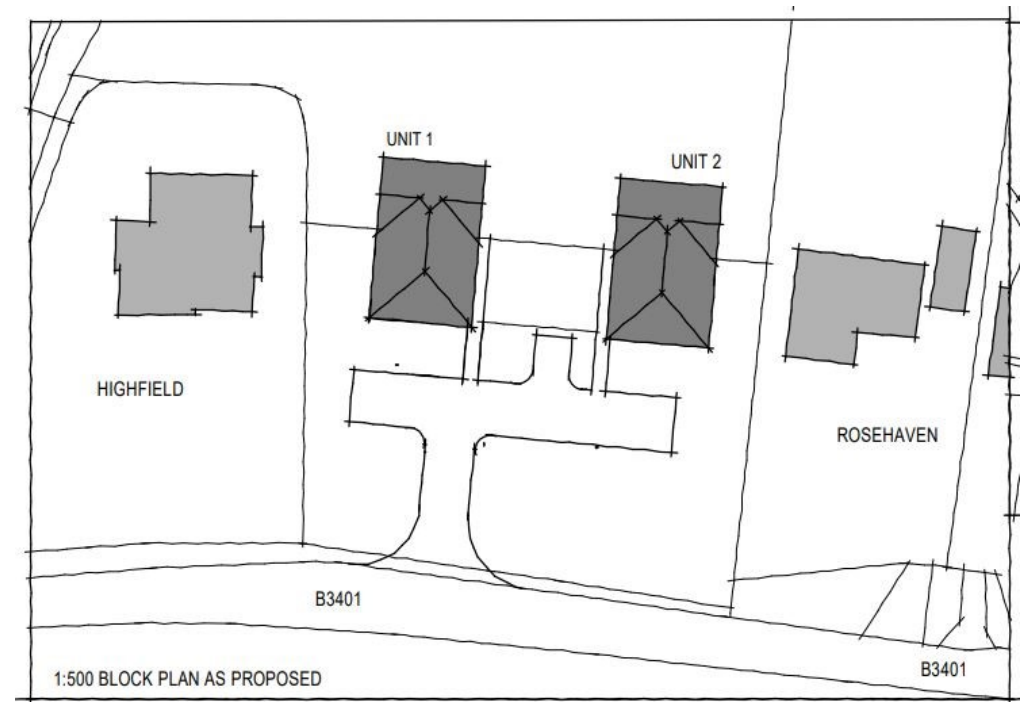
Particulars prepared July 2023 and the photography taken September 2022.

## SALE PLAN

Land Between Highfield and Rosehaven,  
Main Road, Wellow, Isle of Wight



## PROPOSED SITE LAYOUT (Planning Illustration)





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rural property specialists