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RESIDENTIAL DEVELOPMENT PLOT

Land adjacent to Silverleys, Godshill, PO38 3JD



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Guide Price: £260,000

A great opportunity to purchase a building plot with full planning permission for a detached four bedroom dwelling on the outskirts of Godshill village, under planning reference 23/01105/FUL. Godshill is a picturesque village set between Newport and Ventnor to the southeast of the Island. The village comprises, a school, pubs, boutique shops and eateries, with a main bus route running through the village. The dwelling as proposed is set over two floors. With each floor comprising:

Ground Floor—Hall – Kitchen/Dining/Lounge – Study – Lounge – W/C

First Floor —Four Double Bedrooms (Two En-Suite) – Bathroom - Landing

As illustrated on the submission plans, the proposed dwelling will enjoy a large rear and side garden and parking via in and out driveway (with turning head).

In all, the property extends to 0.29 acres (0.11ha).

GENERAL REMARKS AND STIPULATIONS

Method of sale

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

Tenure

The property is freehold and vacant possession will be given on completion.

Planning & S106

Planning permission was granted in January 2024 under planning reference 23/01105/FUL. There are some pre-commencement conditions that will need to be discharged by the Buyer before commencement. The buyer will be obligated, under contract to inherit the contribution for Affordable Housing applicable as confirmed within the Section 106.

Services

The Seller, in principal, would grant a deed of easement or Wayleave for the Purchaser to connect services into the existing media on the adjacent property, Silverleys.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Post Code

PO38 3JD

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Access

There is a vehicular access into the plot off the public highway, Shanklin Road over a private driveway (hatched orange on the sale plan). The area hatched orange will be retained by the Seller however the Purchaser will benefit from an all purpose right of access over the area. The proposed layout of the plot illustrates and in and out driveway with requisite space for turning.

Covenant

Should the Purchaser gain planning permission on the plot being sold, the Sellers (under contract) should be consulted.

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.

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.

EPC The proposed dwelling will require its own separate EPC upon completion.

 what3words [///biggest.windpipe.cured](https://www.what3words.com/111/biggest.windpipe.cured)

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.

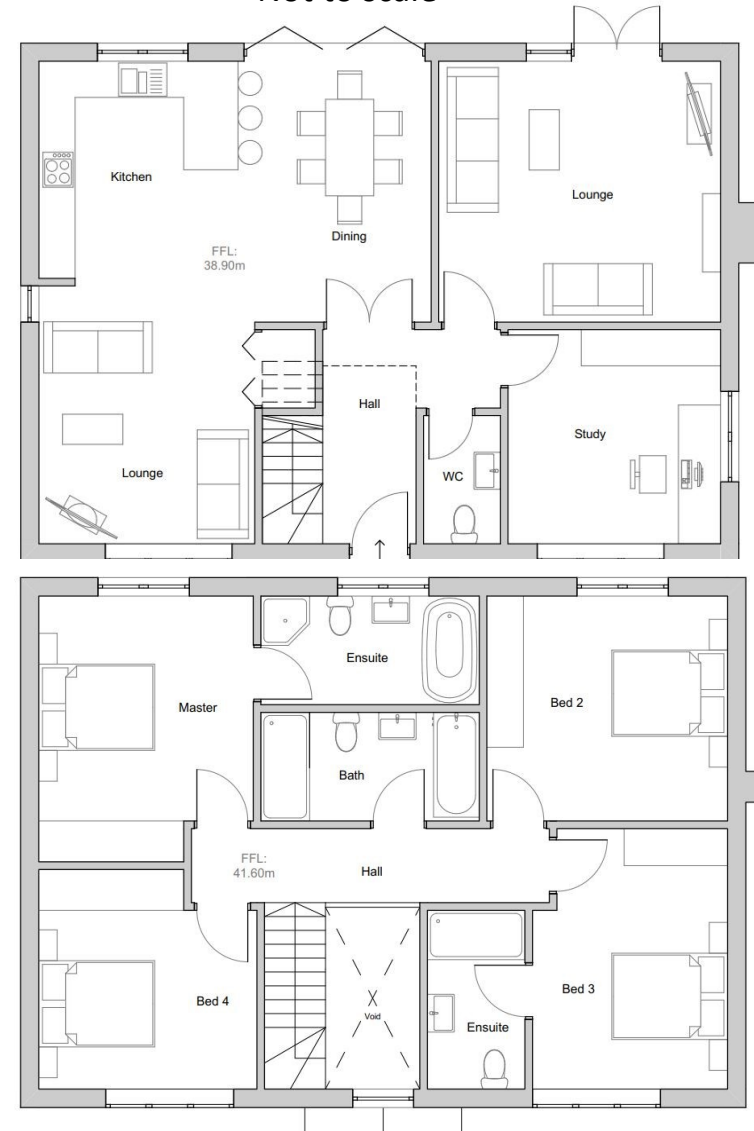
v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - not have BCM tested them.

Particulars prepared March 2024 and the photography taken December 2023.

PROPOSED SITE LAYOUT
(Planning Illustration)
Not to scale



FLOORPLANS
(Planning Illustration)
Not to scale



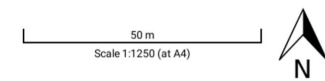
SALE PLAN



Building Plot Adjacent to Silverleys



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