



## FLATS 2-24 JOHN STREET, NEWPORT, PO30 2AL

DEVELOPMENT LAND / RESIDENTIAL FOR SALE

0.27 ACRES (0.11 HECTARES)



# Summary

## Residential Development Opportunity

Available Size	0.27 Acres
Price	Offers in excess of £580,000.00
EPC Rating	Upon enquiry

- 10 x 1 Bedroom Bedsits
- 2 x 1 Bedroom Flats
- Potential redevelopment opportunity - subject to successful planning
- Establish Residential Location
- Communal gardens
- Freehold



# Location



Flats 2-24 John Street,  
Newport, PO30 2AL

Newport is the county town of the Isle of Wight with a population of 25,496 (2011 Census) at the head of the navigable section of the River Medina. It functions as the principal retail centre for the island (estimated population 139,400) and also as an administrative hub. The town has reasonably significant modern industrial estates, but the economy has a strong reliance on tourist trade, with circa. 2.5 million tourist visits a year.

With regard to transport the main A3020 and A3054 meet approximately 0.5 miles to the east of Newport and the nearest ferry links to the mainland are at Cowes (five miles) and Fishbourne (six miles), with hovercraft services also available at Ryde (seven miles).

The property is situated on John Street off Robin Hood Street.





# Further Details

## Description

The property comprise a two storey L-shaped block of flats estimated to have been built in the early 1950s. External walls are of traditional masonry cavity walls with a pitched roof including with roof overhangs to external circulation spaces.

The communal areas comprise of external access balcony walkways and covered staircase, giving access to the self-contained flats. The site area is 0.272 acres.

## Viewings

By prior arrangement with the Joint Agent - Lisa Mercer, Hose Rhodes Dickson. Contact No: 01983 527727. Email: lisamercer@hrdiw.co.uk

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

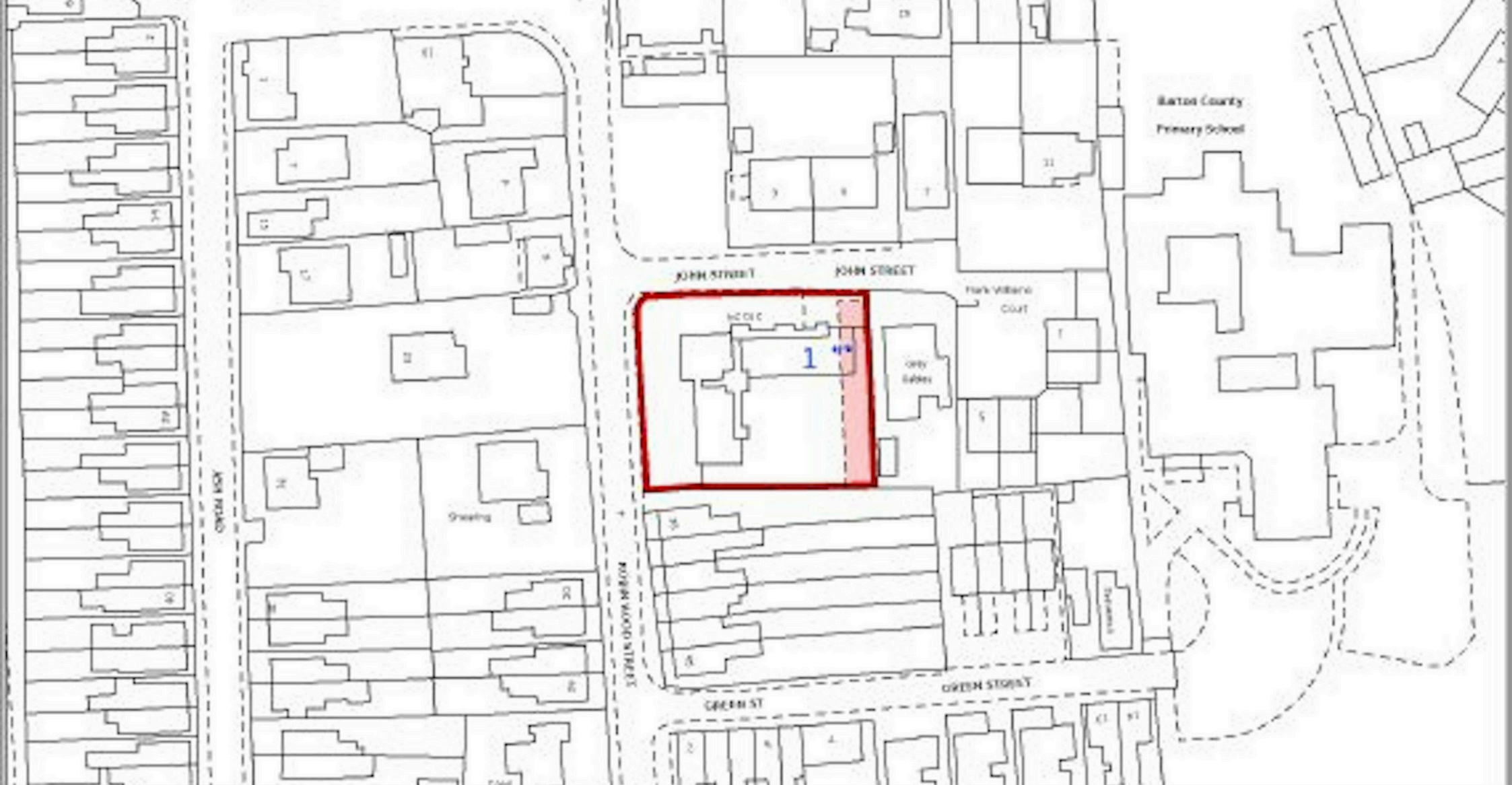
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







## Enquiries & Viewings



**Matt Cureton**

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