



Boundary line for identification purposes only

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**FOR SALE**

**OFFERS IN EXCESS OF £450,000**

# OFFERS IN EXCESS OF £450,000

## SITE WITH DEVELOPMENT POTENTIAL, HIGHFIELD ROAD, SHANKLIN, ISLE OF WIGHT, PO37 6PR

A great opportunity to purchase a site with expired planning permission in a desirable residential location in Shanklin.

### Location

Situated in Highfield Road Shanklin, this attractive development opportunity is within walking distance of Shanklin town centre, the Old Village, cliff top and beaches.

The town of Shanklin offers many amenities including doctor's surgeries, dentists, convenience shopping with multinationals and boutique stores alike and various eateries and leisure facilities.

Shanklin is within a short drive to Ventnor, approximately 5 miles, Lake, approximately 3 miles and Sandown, approximately 4 miles. There are good train connections from Shanklin Train Station, with the Island Line connecting through to Brading and Ryde Pier Head which offers transport links to Portsmouth as well as good bus connections.

The seafront offers amusements, pubs, restaurants and beautiful sandy beaches stretching to neighbouring towns Lake and Sandown.

### Description

Offered for sale is a site measuring approximately 0.67 acres which previously had planning permission for 10 dwellings with private gardens and allocated parking as follows and shown below:

- Plot 1 - 3 bed detached GIA approx. 91.79sq m (988sq ft)
- Plot 2 - 3 bed semi-detached house GIA approx. 94.34sq m (1015sq ft)
- Plot 3 - 3 bed semi-detached house GIA approx. 94.34sq m (1015sq ft)
- Plot 4 - 3 bed semi-detached house GIA approx. 94.34sq m (1015sq ft)
- Plot 5 - 3 bed semi-detached house GIA approx. 94.34sq m (1015sq ft)

Plot 6 - 2 bed semi-detached house GIA approx. 79.7sq m (858sq ft)

Plot 7 - 2 bed semi-detached house GIA approx. 90.34sq m (972sq ft)

Plot 8 - 3 bed detached house GIA approx. 91.79sq m (988sq ft)

Plot 9 - 2 bed semi-detached house GIA approx. 82.44sq m (887sq ft)

Plot 10 - 2 bed semi-detached house GIA approx. 75.0sq m (807sq ft)

It was proposed that each property will have private gardens and allocated parking. The site will also offer visitor parking.

### Services

We understand all mains services are available to the site including public sewer. Interested parties are to make their own enquiries prior to purchase.

### Planning

Planning permission was granted in July 2018 for demolition of the building; proposed construction of 10 houses.

The plans and permission can be viewed at [iwight.co.uk/planning](http://iwight.co.uk/planning) by searching P/01393/17. Planning permission expired in July 2021.

### Ground Conditions

We are not aware of any ground investigations that have been carried out. The selected purchaser will fully satisfy themselves prior to purchase.

### Tenure

The site is held freehold with vacant possession upon completion.

### Terms

Our client, the IW Council, are asking for offers in excess of £450,000 for the site and have advised both conditional and unconditional bids will be considered.

The IW Council is keen to see houses delivered as quickly as possible across the Island. Interested parties are requested to submit details with their offers showing how housing will be delivered if their preferred use is housing. Depending on the bids received the IW Council may also wish to discuss this further with the preferred bidder.

Please include within your offer proof of funds, a summary of your development proposal, a summary of your relevant development experience and timescales for completion of the development.

The IW Council is not bound to accept any or the highest offer.

Dependent on the level of offers received the IW Council reserve the right to apply an overage on any sale.

### Viewings

All viewings to be arranged and accompanied by HRD Commercial. Please contact 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk).





Highfield Road Street Elevation A-A



Site Elevation C-C



Site Elevation D-D







Nearby Shanklin Beach & Shanklin Chine



**Misrepresentation Act 1967**

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To arrange a viewing call  
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