



GUIDE PRICE £195,000

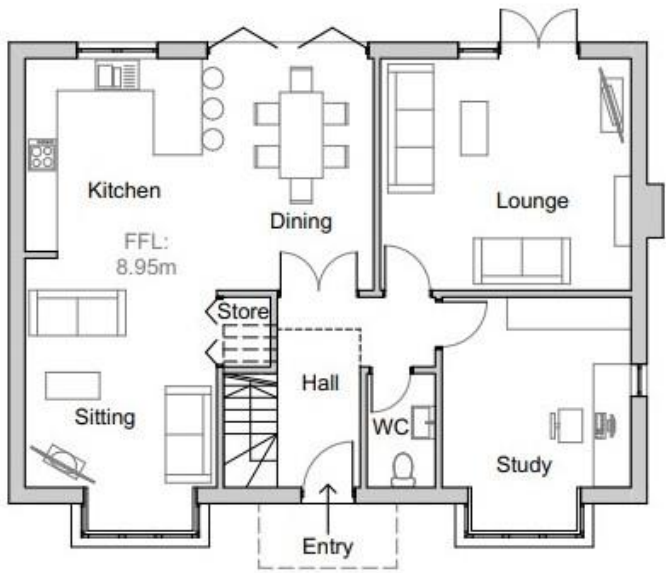
LAND TO THE EAST OF SILVERLEYS, SHANKLIN ROAD, GODSHILL, VENTNOR,
ISLE OF WIGHT, PO38 3JD

Hose Rhodes Dickson Commercial

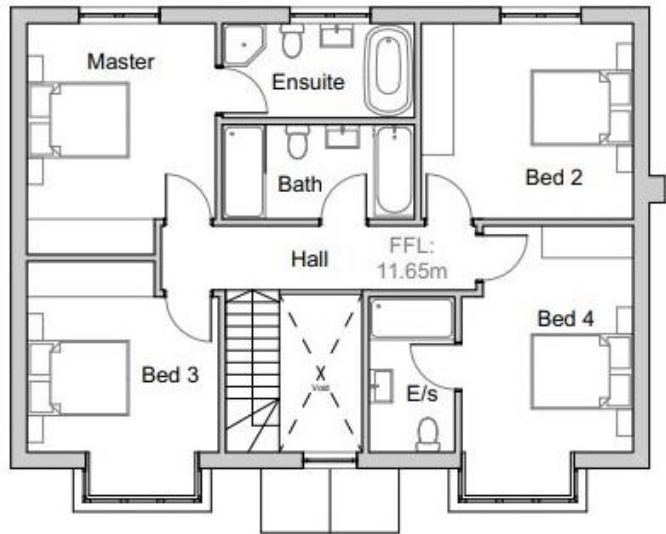
01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Site Layout

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NOT TO SCALE

To arrange a viewing call

01983 527727 or email commercial@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

www.hrdiw.co.uk
Friendly service and local knowledge

A fantastic opportunity to purchase a freehold plot with planning permission in a sought-after location.

Location

Located on Shanklin Road, this plot is situated on the outskirts of the charming Village of Godshill.

Godshill is a picturesque village to the South-east of the Island and enjoys some of the oldest architecture on the Isle of Wight. With a medieval church, traditional tea rooms and other various eateries, it's a popular destination for locals and visitors alike.

Being just a short drive from the nearby towns of Newport, Ventnor and Shanklin, all amenities are within easy reach with public transport routes also running through the village.

Description

Available to purchase is this single plot with planning permission for the construction of a detached four-bedroom dwelling.

Offering a GIA of approximately 159 sqm, the property will comprise the following accommodation:

Ground Floor

Entrance Hall
Kitchen/Dining/Sitting
Lounge
Study
WC

First Floor

Master Bedroom, en suite bathroom
Bedroom 2
Bedroom 3
Bedroom 4, en suite shower room
Family Bathroom

The plot will benefit from a spacious rear and side garden, with parking and turning area to the front.

There is currently no vehicular access, pedestrian only. The proposed planning permission shows a dual entrance point to be installed off Shanklin Road.

The overall plot measures approximately 0.25 acres (0.10ha)

Planning

Planning permission was granted in September 2023 under Reference No: 22/01377/FUL

The site will be subject to a Section 106 Legal agreement. The purchaser will be obligated to inherit the contributions for Nitrate Mitigation & Affordable Housing as per the above planning reference.

Legal Costs

Each side to cover their own legal fees.

Services

Our clients have advised there are no services connected to the site. However, we are advised mains services are available within the area.

We would advise applicants make their own enquiries with the relevant providers.

Terms

Our client is asking Guide Price £195,000 for this freehold development opportunity.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk.

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View behind trees in photograph below



All Saint's Church



Subject plot



Nearby scenic walking routes