



LAND AT SANDY LANE, NEWPORT, ISLE OF WIGHT, PO30 3NA

Hose Rhodes Dickson Commercial

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Hose
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Dickson



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Opportunity to purchase approximately 2.4 acres of brownfield land for housing

Location

Located on Sandy Lane, this exciting development opportunity is in a sought-after rural location in Gatcombe. The site is adjacent to the former Whitecroft Hospital and sits just outside the Whitecroft Conservation Area.

The site is just 2.7 miles from Newport, and less than a mile from the Newport to Sandown Road. It is perfectly positioned in the heart of the island, providing easy access to all the island has to offer.

Newport is the County Town of the Isle of Wight and offers a variety of shopping amenities, churches, doctors, hospitals and transport links. The town is within approximately a 15-minute drive of the Red Funnel ferry service in East Cowes and approximately 20 minutes of the Wightlink ferry service in Fishbourne.

Description

Offered for sale is this 'brownfield' site, consisting of approximately 2.4 acres which is accessed via an existing highway, Sandy Lane.

The previous building, Thompson House, has now been demolished by the IWC. The site is covered by a mixture of rough grass and areas of hardstanding car parking. There are also several significant trees across the site.

It is understood that the site has a low flood risk as it is in Zone 1 on the Flood Risk Map for Planning. Interested parties will need to undertake their own due diligence.

Planning

The site does not have planning permission for alternative use at present. Informal planning guidance has been provided by the LPA and is contained within the information pack available upon request.

The IWC is required to develop the site for housing only due to the Brownfield Land Release Fund grant (BLRF), which has now been spent demolishing the Thompson House buildings. The conditions of this grant which a purchaser will need to satisfy are noted below

and include the provision of at least 15 dwellings. This can be a normal planning policy compliant residential scheme.

In accordance with planning guidelines, the site should deliver a policy compliant level of affordable housing in line with policy DM4 of the Core Strategy. Given the location of this site outside of existing settlement boundaries, the LPA do not consider it to be an appropriate site for affordable housing.

Therefore, if residential development is approved a financial contribution to offset the lack of on-site delivery would be required. This should follow the guidance contained within the Council's [Affordable Housing Contributions SPD](#).

The proposed development would not be required to follow the footprint of the previous building that has been demolished but should be of a suitable size and scale for the site area, noting the scale and design of nearby dwellings and the rural character of the area. Any access and parking areas should be carefully designed to prevent the site from appearing dominated by hard standings and means of access.

The IWC have provided a tree report which is included within the information pack. It should be noted that the trees on the site are subject to a group TPO ref TPO/1990/25. All interested parties are to satisfy themselves regarding a full arboriculture assessment and are not to rely solely on the indicative tree report provided.

Constraints

The site is previously developed 'brownfield' land. The land to the north of Sandy Lane is classified as AONB but this site sits just outside the designation and is also outside the Whitecroft Conservation Area designation.

Services

It is understood that mains water and electricity are available to the site. It is our understanding drainage is via an adopted pumping station on the adjacent Whitecroft site. Drainage searches have been applied for and will be provided in the information pack when received.

All interested parties are recommended to satisfy themselves with regards to the services available to the site.

BLRF Funding

The two BLRF grant conditions a purchaser will be required to satisfy are the provision of a minimum of 15 dwellings and for the BLRF 'land release trigger' to take place by 31st March 2026. The IWC are currently investigating the options for 'land release triggers' and will advise interested parties as soon as possible. The normal BLRF 'land release trigger' is completion of the sale, but the deadline of March 2026 is unlikely to allow for this with a subject to planning contract.

Terms

The site is available freehold.

The IWC would like to encourage both conditional and unconditional bids for this site to inform the decision as to whether to sell subject to planning permission.

Deliverability of housing as soon as possible is key to the IWC aspirations. Therefore, bidders are requested to submit details with their proposals as to how the council can be satisfied that purchasers will build out their proposals in a timely fashion, to include a project timetable. In the event of an unconditional sale, the IWC would require the buyer to offer some performance obligations in the contract to give the IWC comfort regarding delivery of their proposed development. The IWC is currently considering how best to achieve this and would like to enter into discussions with interested parties on this during the marketing period.

Given the council's identified priority of climate change, bidders should also demonstrate how their bids will help meet the net zero ambitions both through construction and whole life future use.

The IWC is not required to accept the highest or any of the offers made for the site.

The IWC encourage all interested parties to submit bids as soon as possible given the BLRF grant deadline of March 2026, and reserve the right to accept any bids received before the cut-off date of the 21st March 2025.

Viewings

Access to the site is by appointment only. Please contact HRD Commercial on 01983 527727.

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