



## LANGBRIDGE, NEWCHURCH CROSSING ISLE OF WIGHT PO36 0NP

GUIDE PRICE £25,000

### Location

Situated in Newchurch, a quaint village in the centre of the Island. Newchurch offers a very well known public house, a primary school and is part of the Island cyclepath linking to Sandown and Newport.

The towns of Sandown and Shanklin are within a 10 minute drive and the County town of Newport is only approximately 15 minute drive.

### Description

Offered for sale is approximately 400 sq m of located just off the cycle track.

This idyllic site is nestled between the Sandown to Alverstone cycle track and the River Yar and is in an ideal location for accessing the nearby countryside. It is also situated in an AONB (Area of Outstanding Natural Beauty), and a site of importance for Nature Conservation.

This beautiful parcel of land would be ideal for nature watching and conservation, potential for grazing or even as a private allotment.

Due to the nature of this site there is no planning for residential development.

### Terms

The site is available with a guide price of £25,000.

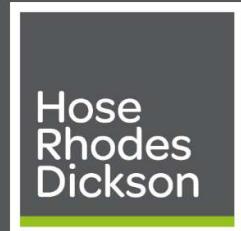
### Viewings

Due to health and safety reasons, all viewings are to be accompanied, please contact 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk).

Hose Rhodes Dickson Commercial

01983 527727

[commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)





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