

# THE ATHERFIELD BAY DEVELOPMENT SITE

ATHERFIELD • ISLE OF WIGHT





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## MILITARY ROAD, ATHERFIELD, ISLE OF WIGHT PO38 2JH

**A TRULY UNIQUE OPPORTUNITY TO ACQUIRE A 30 ACRE/12 HA (AVAILABLE IN 3 LOTS) WATERFRONT SITE WITH PLANNING PERMISSION FOR 63 HIGH QUALITY HOLIDAY LODGES AND ASSOCIATED LEISURE FACILITIES LOCATED IN A COMMANDING CLIFF TOP POSITION OFFERING MAGNIFICENT SOUTHERLY VIEWS ACROSS THE ENGLISH CHANNEL.**

This is a significant coastal brownfield site totalling some 30 acres, with the benefit of planning permission (P/00141/16) to develop a high quality holiday lodge scheme that is located on arguably the most unspoilt section of Isle of Wight coastline.



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Permission is granted for the construction of 63 lodges, associated service buildings, clubhouse, and a swimming pool. This level site is perfectly situated between two chines (streams/valleys leading down to the beach) offering excellent drainage and access to miles of beaches. The boundary leads down to the high watermark and there is direct access to the Island's Coastal Footpath which connects to around 66 miles of coastline. The site is positioned right in the heart of what is known as the infamous Jurassic Coastline and is also designated as a Heritage Coastline. It also sits within an Area of Outstanding Natural Beauty – illustrating its true natural merits.

A major demolition programme of the existing traditional 1970s holiday centre buildings took place over the past 24 months and is now ready for a new leisure park investor/developer or operator to create a scheme of unique significance. This has paved the way for a relatively straightforward new scheme to be delivered on this impressive site that is located just 3.5 miles to the East of the popular and sought-after service centre of Brighstone Village which offers

a range of services. The village has a doctor's surgery, newsagents, pub, village shop and a church. There are plenty of other pubs not far from this site including The White Mouse Inn at Chale and The Sun at Hulverstone.

This stretch of the Isle of Wight coastline is well renowned for walking, swimming, cycling, windsurfing, kitesurfing, surfing, and paddle boarding. It is also very well sought after for fishing and records have been set by anglers close by. Atherfield Ledge is located not far from the property and at low tide there is fabulous rock pooling and fossils to be found. Although this site does offer a truly rural aspect, it is also worth noting that it is not far from the villages of Brighstone, Shorwell and Chale.

Lotting - please see plans for approximate boundaries

This significant brownfield development site is offered in three lots as follows: -

### **LOT 1 (13.62 ACRES (5.51 HA))**

The main site which enjoys its own formal access off the Military Road (A 3055) and is delineated by boundary fencing and a wall along the northern side. This extends to approximately 13.63 (5.51 ha) and stretches from the road to the side of Shepherds Chine/cliff top to the south. There are commanding sea views to the south and fine views up towards The Downs to the North. The site benefits from a rarely available water abstraction licence and there are two bore hole wells and submersible pumps. There is power, mains water and historically there was private drainage.

### **LOT 2 (5.82 ACRES (2.35 HA))**

A semi-derelict (last inhabited in approximately 2009) four-bedroom chalet bungalow with a good sized garden and the adjoining field (which benefits from its own access off the A3055), a brick built former stable block (in poor condition) and the ruins of Stocks Cross Chine Cottage - a stone built cottage understood to have last been used in the 1970's.





The property offers stunning sea and countryside views and has a secluded south facing garden, long drive, and ample parking. The adjoining field is positioned directly to the east of the house/garden – perfect for keeping a close eye on livestock or as an equine small holding opportunity with horses. The four-bedroom detached brick-built chalet bungalow comprises of a kitchen/diner/utility, dining room, attached garage, three bedrooms, bathroom and sitting room on the ground floor. The first floor comprises of a double bedroom offering truly stunning views across the English Channel. The property is not tied to the neighbouring land and is sold without any occupancy restrictions. There is power, mains water and private drainage. The boiler was served by an LPG (Calor Gas) tank that is in the front garden.

### **LOT 3 (9.94 ACRES (4.023 HA))**

A field at the western end of the property which enjoys stunning views from its Cliff top position. Access to this land is from two public footpaths or through Lot 1 (to be agreed by negotiation). This land is mainly laid to grass and is has fenced/mature hedge boundaries. The old sewage works carousel which served the western side of the previous Holiday Centre is located in the far corner. The boundary along the south-west side is the high-water mark and therefore includes some of the impressive beach and the cliff. The coastal public footpath runs along the cliff top and a footpath runs north-south towards the Military Road.

Approximate Distances (by car)

Yarmouth 18 mins - 11 miles (mainland ferry connection to Lymington)

Cowes 25 mins - 15 (mainland ferry connection to Southampton)

Wootton 28 mins - 13 miles (mainland ferry connection to Portsmouth)

### **TENURE**

Freehold.







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