



YORKS DEVELOPMENT LAND
TOTLAND BAY, ISLE OF WIGHT

GUIDE PRICE
£450,000



YORKS DEVELOPMENT LAND YORK ROAD, TOTLAND BAY, ISLE OF WIGHT PO39 0HB

An opportunity to purchase a former builders yard with planning permission to re-develop the site to provide four units. The current planning permission allows for the construction of two new build detached houses, the demolition of an existing outbuilding to rebuild a semi-detached three bedroom barn style property and the conversion of the adjoining outbuilding to form another three bedroom semi-detached coach house style property. Each property will have either allocated parking or a garage.

The planning permission was granted in June 2017 and can be viewed on the Isle of Wight Council's website under planning reference number P/01085/15.



VIEWING Strictly by appointment with the selling agent Spence Willard.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Freshwater Office: Avenue Road, Freshwater, Isle of Wight PO40 9UR Tel: 01983 756575

Yarmouth Office: The Square, Yarmouth, Isle of Wight PO41 0NP Tel: 01983 761005

Cowes Office: Waterside House, 72A High Street, Cowes, Isle Of Wight, PO31 7QJ Tel: 01983 200880

Bembridge Office: Grove House, Sherbourne Street, Bembridge, Isle of Wight, PO35 5SB Tel: 01983 873000

Email: freshwater@spencewillard.co.uk

www.spencewillard.co.uk