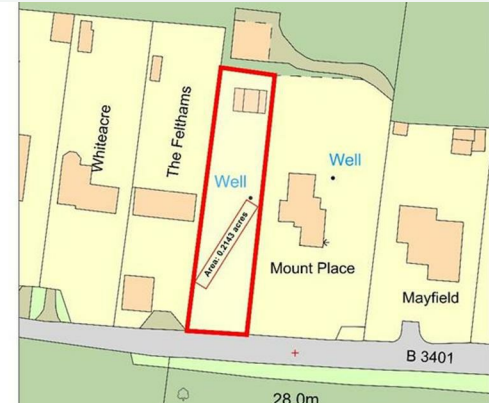


SPENCE WILLARD



Land To The East Of The Felthams Main Road, Wellow, Yarmouth, PO41 0TD

An interesting opportunity to acquire an exceptionally well-located plot of land within the sought after West Wight village of Wellow; being sold with a residential restrictive covenant.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005

WWW.SPENCEWILLARD.CO.UK

The subject property extends to just over 0.2 acre and is positioned in an elevated location offering fine southerly views. There is direct road access and the plot is generally level. It is being used for private storage and there is a restrictive covenant preventing residential development, but alternative uses may be possible, subject to obtaining necessary planning permission. This is a stunning plot of land, that is suitable for a multitude of uses.

On three sides, the land is enclosed with hedging / fencing and is open to the road. The land is grassed and there are currently storage units at the Northern end, which have been in situ for some years.

Covenant

A residential dwelling(s), restricted covenant is held by the neighbouring property, Mount Place.

Plot Measurements (approximate)

Length (North to South) 63.5m

Width (South end of the plot) 13.5m

Width (North end of the plot) 14.5m

Tenure

Freehold.

Mount Place (neighbour to the East, had a drainage system on the subject land).

Viewings

Strictly by appointment with Spence Willard.

SPENCEWILLARD.CO.UK

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.