

SPENCE WILLARD



Shamrock Ashey Road, Ryde, Isle of Wight, PO33 4AU

Nestled within glorious countryside this unique property provides a rare opportunity to acquire land with potential to build your own home in a beautiful rural position.

VIEWING

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Shamrock is a converted stable with lawful development rights to be inhabited or further developed and with 7.5 acres of land and far reaching views of surrounding countryside beyond. Situated in a rural part of Ryde with Ashey Down and woods it is a beautiful position with close proximity to Ryde and the beaches of Seaview and Sandown.

The property benefits from easy access to both nearby Ryde and Seaview. Ryde has a good range of shops, restaurants, a marina, an excellent sandy beach, Ryde School and frequent fast passenger ferry services to Portsmouth and Southsea (taking 12-15 minutes). The pretty coastal town of Seaview has a popular sailing club and a further beach ideal for a range of watersports. There is a golf course nearby at Westridge and easy access to the Fishbourne to Portsmouth car ferry (about 3 miles away) and taking around 40 minutes.

Accommodation

The stables currently provide a one bedroom studio with kitchen, bathroom, sitting area in addition to a large workshop/store with phase 3 electricity, power and lighting.

Outside

The land extends to approximately 7.5 acres of gardens which are laid to meadow and planted with a range of deciduous and specimen fruit trees and a magnificent Oak in the southern part of the plot.

Services

Mains electricity is largely supplemented up to 48KVA produced from 75 ground mounted solar panels. The energy is harvested from the solar panels and either used at Shamrock or returned to the grid for a payment meaning the property benefits from particularly low energy costs, despite paying the standing charges for connection to the electricity grid. The drainage is private with water collected in a vast holding tank and recycled/filtered for use within the property and grounds, whilst foul drainage goes to a septic tank located on the eastern side of the plot.

Miscellaneous

Shamrock has lawful development use as of February 2023 enabling the property to be a residential dwelling and can be replaced or extended subject to achieving the necessary planning consents and approvals, though currently lacking any recognised construction or building regulations, it is only available to buyers who do not require a mortgage.

Tenure

The property is offered Freehold

EPC

Rating B

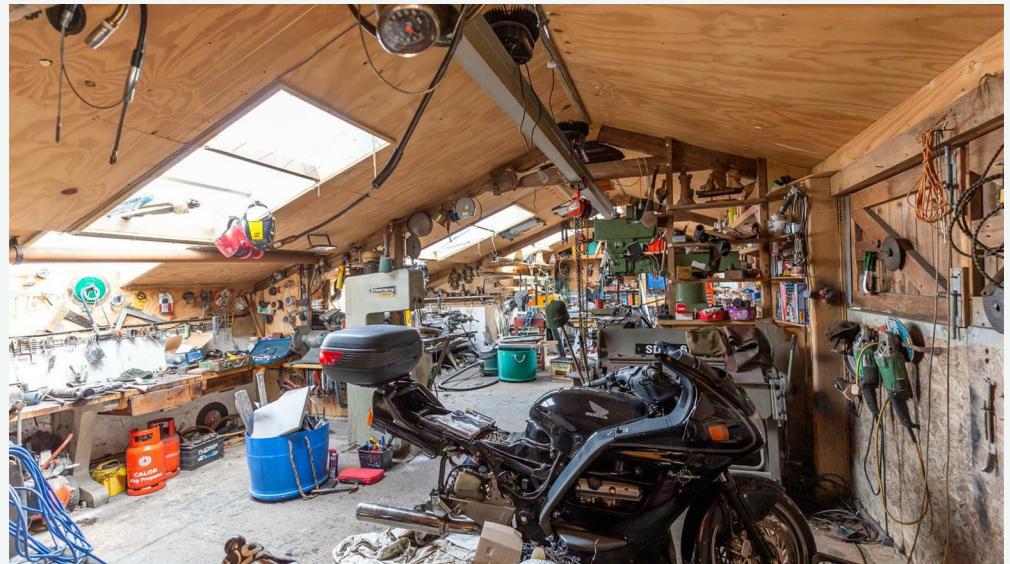
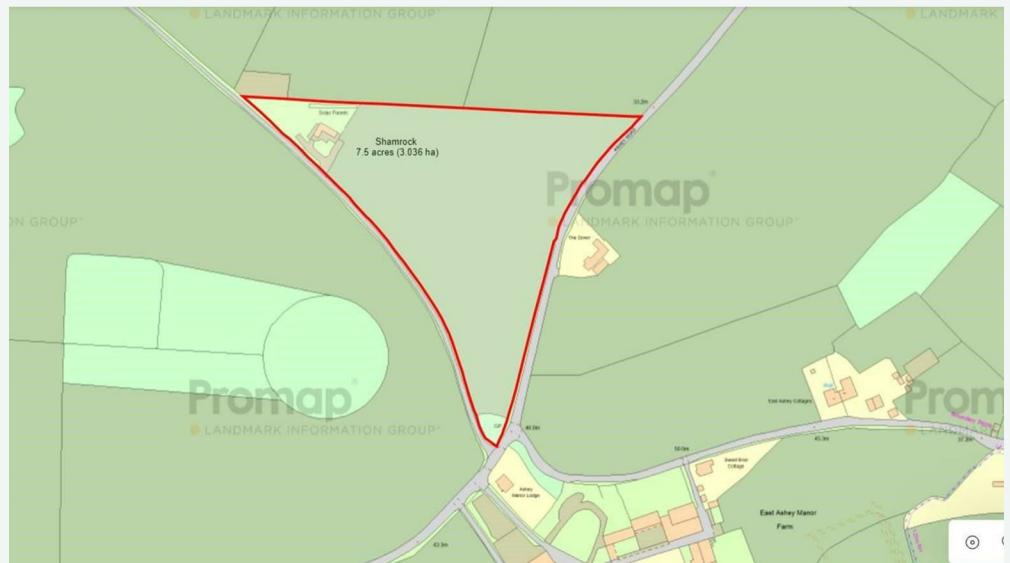
Postcode

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Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.





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