



# RESIDENTIAL DEVELOPMENT SITE

Land lying to the South of The Shieling, New Road, Wootton, PO33 4JW



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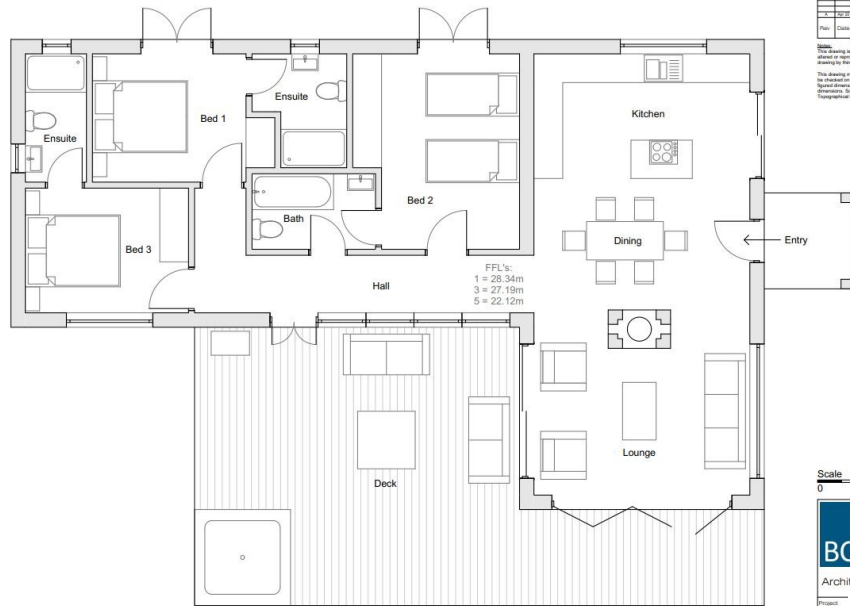
An opportunity to purchase a development site with full planning consent comprising of 5 dwellings.

Full planning permission was granted, under reference APP/P2114/W/22/33123325 for 5 residential units. The proposed scheme includes a range of property types, including 3 x 3 bedroom bungalows (with extensive external decking) and 2 x 2 bedroom (with extensive external decking). The properties have all been sensitively architecturally designed, and each unit will enjoy a large plot with private garden and private parking area. The site extends to 4.02 acres (1.62ha) in total and is was previously used as a garden/grounds area for the adjacent property.

The site is located a short distance from Wootton Creek, on the edge of the attractive and popular town of Wootton Bridge with easy access to the Fishbourne-Portsmouth ferry (4 minute drive) a range of shops, eateries and a local school. The town of East Cowes is a 7 minute drive with further access to the ferry to Southampton.

**Guide Price—£995,000**





Rev	Date	Description	Rev By
1		Issue for comment	
2		Issue for comment	

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Scale 0 2.5m

**BCM**  
Architecture

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www.bcm.co.uk

Project: **Reddon**

Client: **Reddon**

Scale: **Varies @ A3**

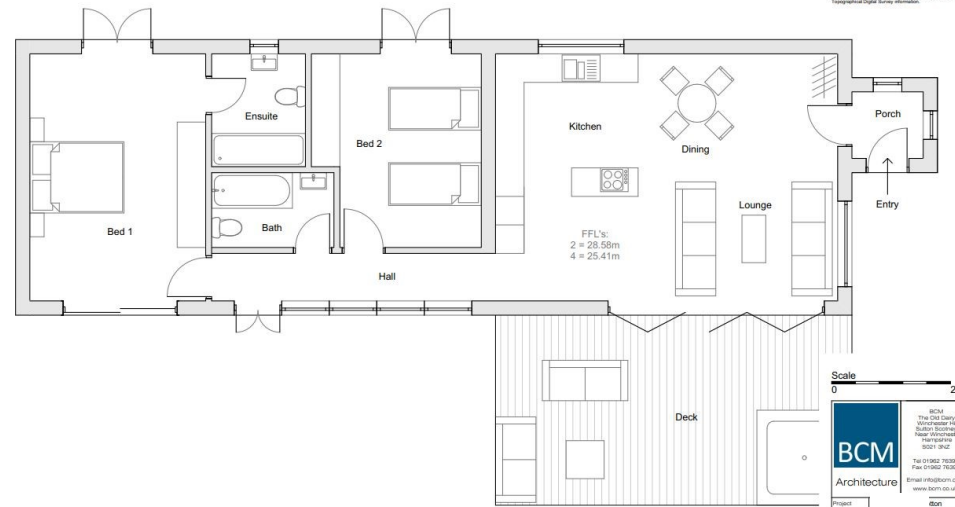
Drawing No: **PL02-004 rev A**

Drawn By: **SM** Date: **Apr 2022**

Drawing Title: **3 Bed Floor Plan**

3 Bed Unit Proposed Floor Plan 1:50

NOT TO SCALE



Rev	Date	Description	Rev By
1		Issue for comment	
2		Issue for comment	

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Project: **Reddon**

Client: **Reddon**

Scale: **Varies @ A3**

Drawing No: **PL02-008 rev A**

Drawn By: **SM** Date: **Apr 2022**

Drawing Title: **2 Bed Floor Plan**

2 Bed Unit Proposed Floor Plan 1:50

NOT TO SCALE

PROPOSED SITE PLAN



ed Site Layout 1:1250

NOT TO SCALE

PROPOSED TRANSFER PLAN



NOT TO SCALE

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Services

We are informed that there is a livestock water connection to the site, however, we are informed that other services may be available within close proximity of the plot — however purchasers to make their own investigations.

### Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

### Tenure & Possession.

The property is being sold freehold with vacant possession.

### Planning & S106

The Secretary of State granted full planning approval (at appeal) under planning reference APP/P2114/W/22/33123325. There are some pre-commencement conditions that will need to be discharged by the purchaser. The vendor has entered into a legal agreement (Section 106) with the Isle of Wight Council and the legal obligations and costs will be inherited by the buyer.

### Post Code

PO33 4JW

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Access

Access into the site is via a 5-bar metal gate from the public highway at New Road. A new internal roadway has been constructed by the Seller to formally commence a previous planning permission for 5 tourism units under planning reference 20/00267/FUL . The Seller is to retain a right of way, over the area hatched orange and blue on the sale plan.

### Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### IMPORTANT NOTICE

BCM for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

### Covenant

In the event that the Purchaser materially alters the scheme as approved under APP/P2114/W/22/33123325, a covenant will be included in the sale that the Seller must be consulted and agree any change before a submission to the Local Authority.

### Fencing/Boundary Improvements

The Purchaser will be required as a condition of the sale to erect and maintain thereafter a suitable boundary fence or similar on the Eastern boundary of the site between the site being sold and the adjoining property—this is annotated as A-B on the sale plan.

### EPC/Council Tax

The property is exempt from EPC legislation due to its current use and there is not council tax applicable on the property.

### Viewings

Viewings of the property are to be strictly with a member of BCM. Please contact the Isle of Wight office on 01983 828805 should you wish to arrange this.

### Health and Safety

Given the potential hazards of the site, which is typical of an undeveloped development site, we ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of accident when making your inspection. All viewings and site visits must be organised with BCM and should always be accompanied by a member of BCM.

### Fixtures and Fittings

BCM will supply a list on request identifying clearly which items are included within the sale, which are excluded and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed in these particulars

**NB** These particulars are as at March 2024 with photos taken January 2024.

### Selling Agent

BCM, Isle of Wight office, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE  
t 01983 828805





## WINCHESTER

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## ISLE OF WIGHT

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