



RESIDENTIAL DEVELOPMENT SITE & LAND

155 Staplers Road, Newport, Isle of Wight, PO30 2DP



RESIDENTIAL DEVELOPMENT SITE - LOT 1

Residential Development Site to the north of 155 Staplers Road, Newport, Isle of Wight, PO30 2DP

An opportunity to purchase a prime development site with full planning consent comprising of 14 dwellings, new access road, pumping station and landscaping and partial demolition of a dwelling.

Full planning permission was granted under reference 21/02479/FUL for 14 residential units, situated to the rear of the existing dwelling (155 Staplers Road - Lot 2). The proposed scheme includes a range of property types, including 6 x 2 bedroom bungalows, 5 x 3 bedroom houses and 3 x 4 bedroom houses. Each unit will have its own private garden, parking area and some will benefit from garages. Currently, the property is unused and includes a number of agricultural buildings, shed, greenhouse, stables, workshop and pole barn.

The site is located on Staplers Road, Newport, the attractive and popular county town central for the Island with easy access to the town centre supporting a range of shops, eateries and local schools. The towns of East Cowes and Wootton are both within a mile drive giving easy access links to the mainland by their respective ferry ports.

Lot 1 (Development Site) extends to 3.40 acres (1.38ha).



RESIDENTIAL PROPERTY — LOT 1

155 Staplers Road, Newport, Isle of Wight, PO30 2DP

A detached, 4 bedroom property believed to date back to the late 18th Century, set back from the public highway enjoying gardens and grounds. The property, enjoys pleasant views from the first floor over its own land and beyond, including Spinnaker Tower. This property is required to be partially demolished in order for the development site to commence. Please refer to the submission documents as per planning reference 21/02479/FUL.

The property currently comprises:

Ground Floor

- Hall
- Bathroom
- Cupboard
- Office
- Lounge/Diner with wood burner
- Kitchen/Diner
- Conservatory
- Snug

First Floor

- Bathroom
- Three Double Bedrooms
- Master Bedroom, with en-suite

Lot 1 (Residential House) extends to 0.41 acres (0.16ha)

AGRICULTURAL LAND — LOT 2

Land to the north of 155 Staplers Road, Newport, Isle of Wight, PO30 2DP

Adjoining the north of the property, there is approximately 11.50 acres (4.65ha) of pastureland, enjoying views over Newport Town. The land is currently in grass and scrubland and is divided into three parcels.

Lot 2 extends to 11.50 acres (4.65ha)

155 Staplers Road, Newport



GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty.

Services, Infrastructure and Access

Lot 1 (Development Site) - Mains water and electric to the development site, adequate for the current use. The planning permission shows that a package treatment plant is to be installed.

Lot 1 (House) - Mains services (electric, gas, water and drainage) to the house.

Lot 2 – Livestock water connection to the pastureland.

Local Authority

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

Tenure

The property is being sold freehold with vacant possession.

Planning

Isle of Wight Council granted full planning approval under planning reference 21/02479/FUL. 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 council and the legal obligations and costs will be inherited by the buyer.

Post Code

PO30 2DP

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.

Lotting

Lots 2 will not be sold away separately until Lot 1 has exchanged contracts.

Access

Lot 1 - Access to Lot 1 is off the public highway, Staplers Road.

Lot 2 - Access to Lot 2 is off the public highway, Staplers Road, over a private lane retained by Lot 1, hatched 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.

Overage

There is an existing overage provision applying to Lot 2 in favour of the previous owner. The overage deed confirms an overage provision applies at 35% over a 34 year term. There will be a new (separate) natural capital overage applying to Lot 2 entitling the vendor to 35% of the value of any nutrient (nitrate, phosphate, biodiversity or other) credits sold from the land by the purchaser, or their successors in title, for a 30 year period after completion of the sale.

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 January 2024 with photos taken January 2024.

EPC (House) - E

Council Tax Band (House) - F

Selling Agent

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

 what3words  typhoon.  timed.offshore

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.



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