



RESIDENTIAL DEVELOPMENT SITE

Land between Highlands and Tay Lodge, Luccombe Road, Shanklin, PO37 6RQ



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Guide Price: £475,000

A great opportunity to purchase a development site with extant planning consent for two detached dwellings that are ready to build. Our client has gone to great lengths getting the site prepared ready to build. The vendor has commenced on site including discharging relevant planning conditions, installation of drainage and setting out.

The site is located in a superb position on the outskirts of the picturesque Shanklin Old Village with easy access to many miles of walks close by. Shanklin with its wealth of shops and amenities including Shanklin Theatre is approximately a mile away. Shanklin Esplanade and Shanklin Chine with its beach and associated seaside attractions are also within a short distance. The Island line train station gives direct links to Ryde Pier Head with Fast Cat Ferry services taking you into Portsmouth Harbour Train Station. Local bus routes are available in the village. **In all, the property extends to 0.22 acres (0.09ha).**

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole, by private treaty.

Tenure

The property is freehold and vacant possession will be given on completion.

Planning

Full planning permission was granted under references:

19/00941/DIS - Condition compliance application on P/00294/19 for conditions 6 (materials) and 9 (construction management plan).

22/00143/CLEUD - Lawful Development Certificate to establish compliance with condition 1 on P/00294/19 for Two detached houses with garages; formation of vehicular access and parking/driveways to establish a legal commencement of works for this development.

P/00294/19 - Two detached houses with garages; formation of vehicular access and parking/driveways.

Services

We understand from the vendor that all services are available within the vicinity and can be requested from the selling agents. There is currently a mains sewer installed on site with approval from Southern Water.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Postcode

PO37 6RQ

Wayleaves, Easements & Rights of Way

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.

Access

There is access directly off the public highway Luccombe Road.

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.

Viewings

Strictly by appointment with BCM only.

Council Tax

The proposed dwellings will be rated by the valuation office agency upon completion.

EPC

The proposed dwelling(s) have an estimated B Rating, which has been accounted for within the SAP results.

Broadband

16 Mbps

Building Regulations

Working drawings complete and available from the selling agents. Building regulations has been granted full approval, with only 1 condition outstanding. The first site inspection has taken place.

Section 106

There are no Section 106 contributions due to the local authority.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 of representations of facts
- 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 regard 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 - not have BCM tested them.

Particulars prepared June 2024 and the photography taken June 2024.

PROPOSED SITE ELEVATIONS
(Planning Illustration)
Not to scale



PROPOSED SITE LAYOUT
(Planning Illustration)
Not to scale





WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester,
Hampshire SO21 3NZ

T 01962 019019
E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone,
Isle of Wight PO30 3DE

T 01983 828805
E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley,
Newbury RG20 7LY

T 01865 817 105
E oxford@bcm.co.uk

PETERSFIELD

BCM, Wilson Hill,
4 Lavant Street, Petersfield,
Hampshire GU32 3EW

T 01730 01730
E info@wilsonhill.co.uk

