



BARNs WITH PLANNING PERMISSION
CUDDLES CORNER, ROUD ROAD, ROUD
ISLE OF WIGHT, PO38 3LH



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Guide Price — £120,000—Auction Sale

Description

An attractive property, situated in the semi-rural location of Roud, just minutes from Godshill on the Isle of Wight. Cuddles Corner, benefits from two separate barns with planning permission. The southern barn, benefits from full planning permission to be converted into a holiday restricted property as confirmed by P/01464/05. The northern barn has recently gained full planning permission (permitted development under prior approval) under 23/01888/3QPA for the conversion into a full residential property. The plot extends to 0.08 acres (0.03ha).

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale as a whole, by auction. Further details on auction process available via our joint selling agents, Clive Emson. Auction date 28th September 2024—Lot number C40149.

Services

The property is connected to a livestock water connection & mains electric.

Local Authority

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

Post Code

PO38 3LH

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.

Tenure

Freehold.

Planning

P/01464/05, dated 21st January 2006, for conversion of storage barn/stables into unit of holiday accommodation (amended description) (readvertised application), subject to conditions. Planning Permission was granted by Isle of Wight Council under ref: 24/00452/RVC, dated 13th May 2024, for variation of conditions 2 and 7 on P/01464/05 in relation to materials and drainage details, subject to conditions. Planning Permission was granted by Isle of Wight Council under ref: 23/01888/3QPA, dated 11th December 2023, for prior approval for alterations and conversion of agricultural building to form one residential dwelling, subject to conditions.

Wayleaves, Easements, Rights of Way

The benefit of all wayleaves and easements and rights of way, if any, relating to the land will transfer to the purchaser.

Access

Access is off the public highway (Roud Road) over third party property whereby the vendor benefits from an easement for access to the subject property.

Viewings

Strictly by appointment with BCM or Clive Emson only.

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. The current items at the property are excluded from the purchase price and will be removed before completion.

Business Rates/ EPC

N/A

Joint Selling Agents.

BCM, The Red Barn, Merstone Lane, Merstone, Isle of Wight, PO30 3DE & Clive Emson Auctioneers, Unit 14, Fulcrum 2, Solent Way, Whitely, Fareham, Hampshire, PO15 7FN.

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IMPORTANT NOTICE

BCM Wilson Hill, BCM LLP and BCM (IOW) LLP ('BCM') for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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Particulars prepared September 2024. Photographs taken July 2024.





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