



- Development Opportunity/Joint Ventures Considered
- 3 Bedroom Houses approx 100sqm
- West and South Facing Gardens
- Well Placed for Local Amenities
- Building Plot for Pair of Semi Det Houses
- Parking and Garages for both
- En Suite to Principal Bedrooms
- Planning Approved 20/01224/FUL
- Garages to Rear
- Yards from Appley Park & Beach

Land Adj to 22 Marlborough Road, Ryde, PO33 1AB

Offers In The Region Of £250,000

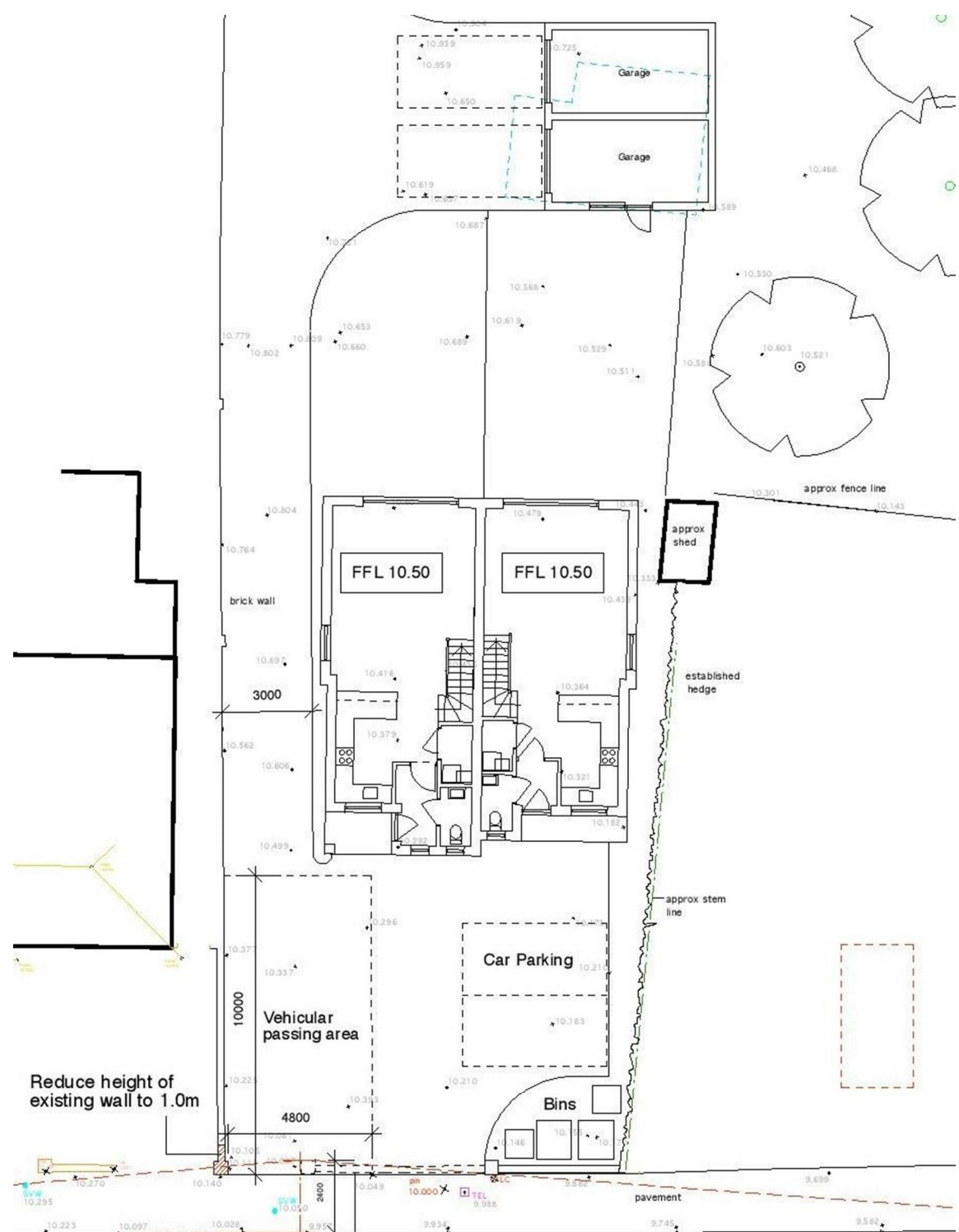
Attention developers and investors! Exciting development opportunity to build a pair of brand new semi detached houses. Full planning permission is currently approved under planning reference 20/01224/FUL. The scheme allows for parking to the front for the properties and garages to the rear with a further spaces in front of the garages. The houses are approximately 100 sqm GIA providing generous accommodation and gardens to match. Please note that the vendors will consider a joint venture with a reputable builder/developer subject to terms. They sit at the Appley end of Marlborough Road just a matter of yards from the hugely popular Appley Park and Beach. Local amenities include shops, a post office, main bus routes, petrol station, butchers and a popular public house. The main town is a few minutes drive away offering a more extensive array of retail and services. A major Tesco store is a mile or so away and they currently offer a home delivery service. The appealing location could well see the future use of the houses as permanent residences, holiday rentals/Airbnb or rental properties. The location of any property is of paramount importance and we believe the location of these properties will be hugely beneficial to their saleability.

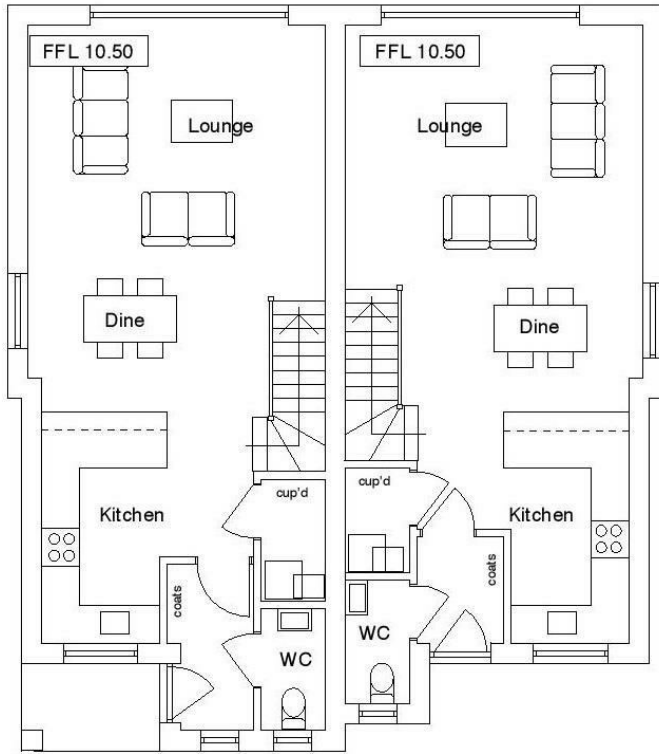


Accommodation

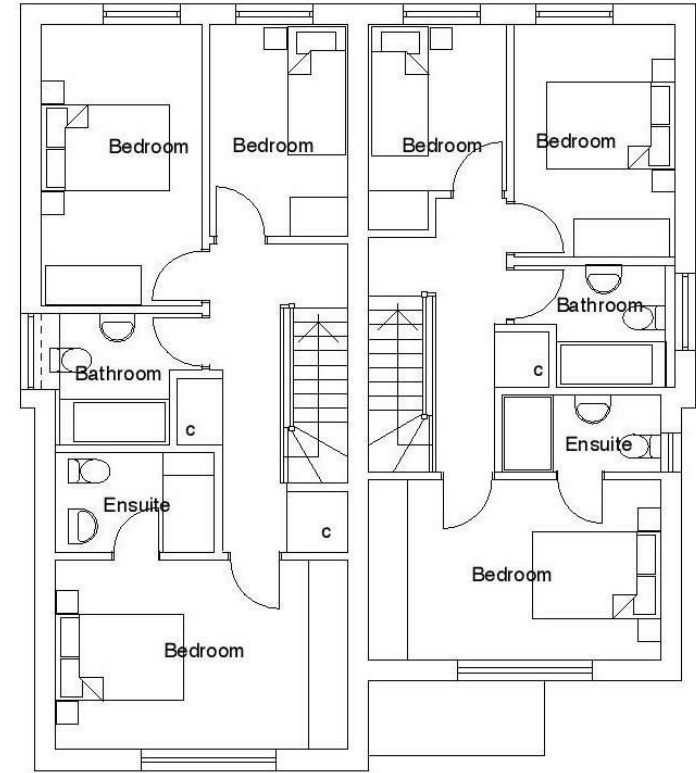
- Entrance hall
- Built in Storage
- Cloakroom W.c
- Kitchen
- Open Plan Lounge & Dining
- Landing
- Built in Cupboards
- Principal Bedroom
- En Suite
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Parking
- Hardstands to front and rear
- Garage
- Semi detached garage to rear
- Tenure
- Freehold
- Council Tax
- To be confirmed

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





GROUND FLOOR PLANS



FIRST FLOOR PLANS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time