



*Proposed Front Elevation*



*Proposed Street Scene*



*Proposed Side Elevation*

**OFFERS IN EXCESS OF £600,000**

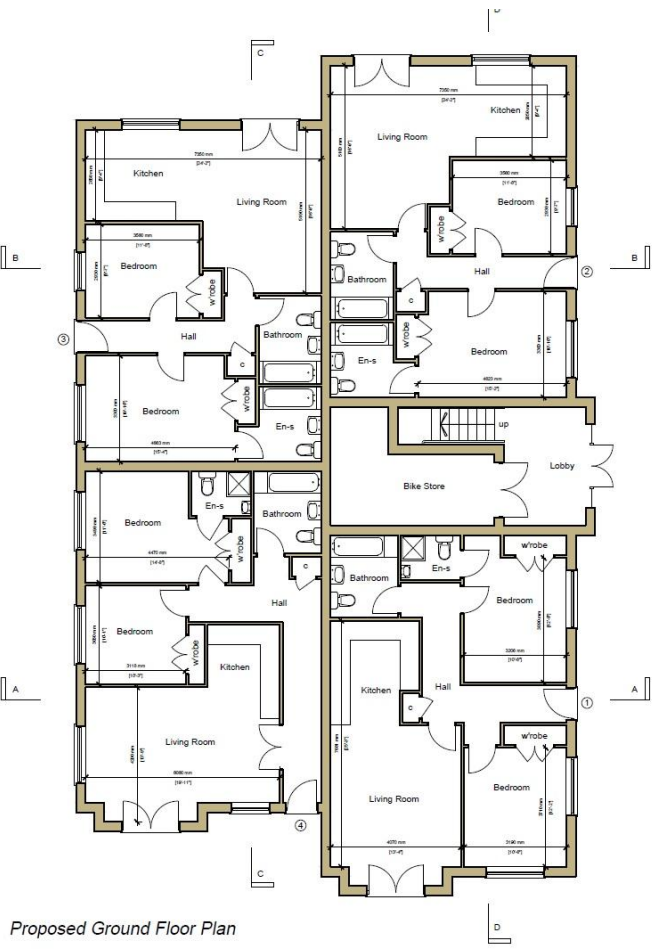
35 CARTER STREET, SANDOWN, PO36 8DQ

**Hose Rhodes Dickson Commercial**

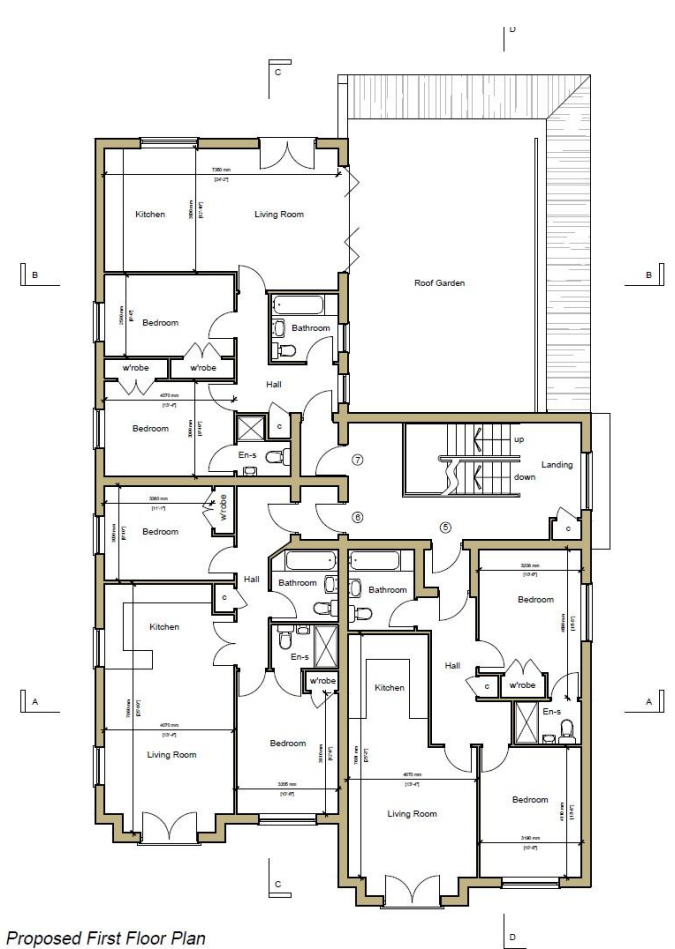
01983 527727

commercial@hrdiw.co.uk

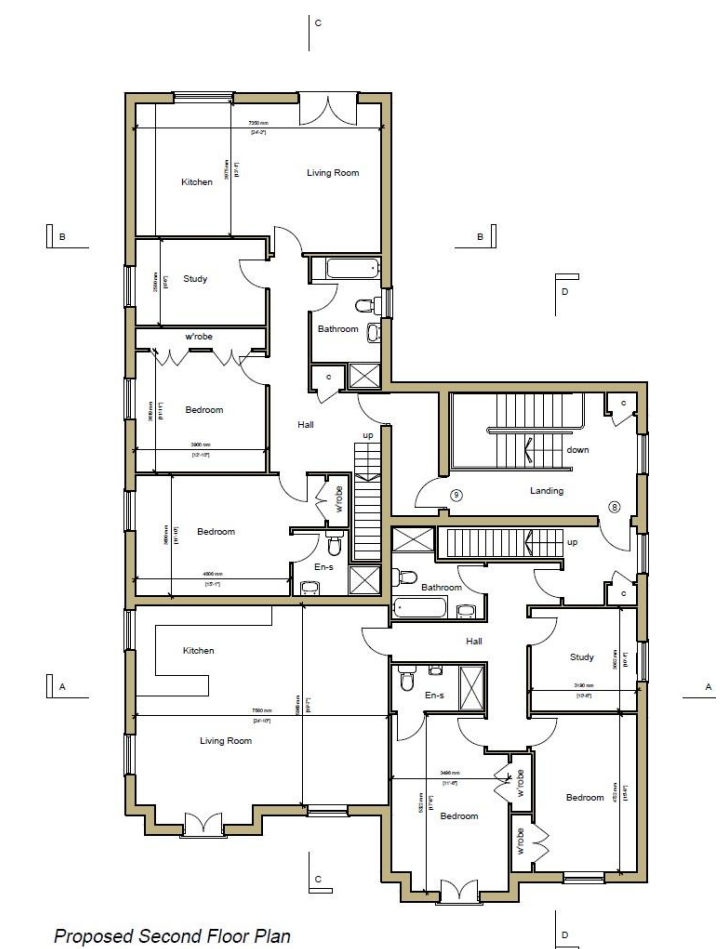
Hose  
Rhodes  
Dickson



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Opportunity to purchase a plot with planning permission for 9 apartments.

## Location

Situated in Carter Street, Sandown this development opportunity is in a prime residential location within a short walking distance of the town centre and esplanade and beautiful sandy beaches.

The town of Sandown is a popular seaside resort which is famed for its long stretches of golden sandy beach and the traditional British seafront and pier. Sandown also has a great selection of attractions, including a Zoo housed in an old fort and a purpose-built interactive Dinosaur Museum. It also offers other amenities such as dental surgeries, health centres, boutique stores and leisure facilities.

Sandown is within a short drive to other popular towns of the Island, with Shanklin being approximately 4 miles, Ryde approximately 7 miles and Newport approximately 9 miles away.

Sandown Train Station is also within a short walk with the Island Line Train that connects through to Brading and Ryde Pier Head which offers transport links to Portsmouth.

## Description

Offered for sale is a cleared plot with the benefit of planning permission for demolition of existing building and the construction of 9 apartments with parking to include alterations to existing vehicular access and formation of

new vehicular access. The planning permission was granted under P/00339/19 in October 2019 and the demolition of the property formerly on site has been undertaken.

Once built out the property will offer:

### Ground Floor:

Each apartment to the ground floor will have private separate access.

4 x 2 bedroom apartments consisting of  
Open plan kitchen / living area  
Bathroom  
En-suite

### First Floor

3 x 2 bedroom apartments consisting of  
Open plan kitchen / living area  
Bathroom  
En-suite

One apartment benefits from a sizeable roof terrace accessed by bi-folding doors.

### Second Floor

2 x 2 bedroom apartments consisting of  
Open plan kitchen / living area  
Study/bedroom 3  
Bathroom  
En-suite

Both second floor apartments will benefit from having private roof terraces.

## SERVICES

There is mains electric, gas, water and drainage in the vicinity. Enquiries for connections to services should be made to the relevant authorities and service providers.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

## Terms

Our client is asking for Offers in Excess of £600,000 for this freehold opportunity.

## Planning Permission

Planning permission was granted in October 2019, reference number P/00339/19.

The vendor has advised that planning conditions will be approved by the IW Planning Department making this a potential turnkey development site.

**OFFERS IN EXCESS OF £600,000**

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01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)



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To arrange a viewing call

01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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