



**FORMER YARMOUTH PRIMARY SCHOOL SITE AND ADJACENT PLAYING FIELDS,  
MILL ROAD, YARMOUTH, PO41 0RA  
BIDS INVITED**

**Hose Rhodes Dickson Commercial**

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Hose  
Rhodes  
Dickson







An exciting opportunity to purchase an attractive site in the centre of the highly sought-after village of Yarmouth, with development potential subject to suitable planning permission.

### Location

Situated on Mill Road, in the popular village of Yarmouth, just a short walk away from the town's amenities.

Yarmouth is an affluent town to the West Wight and boasts many boutique and niche stores together with a harbour, the pier and Wightlink car ferry to Lyminster. Yarmouth is one of the most popular destinations on the Island for tourists and locals alike.

The town of Freshwater is approximately a 10-minute drive, the County Town of Newport is approximately a 25-minute drive.

### Description

The former Yarmouth Primary School site on Mill Road is being offered for sale.

The buildings extend to approximately 465 sq m and the overall site extends up to approximately 1.5 acres.

The site will be sold in two parcels:

Parcel 1 - The former school and playground highlighted in red on plan below.

Parcel 2 - The playing field highlighted in blue on plan below, following a discharge of a restrictive covenant.

The playing field is subject to a deed of variation currently being negotiated to enable uses more suited

to the future use of the former main school site.

The Isle of Wight Council is in a position to sell the former main school site immediately but the sale of the playing field will be delayed due to negotiations around this.

The successful purchaser of the former main school site will be offered right of first refusal of the playing fields.

### Planning

Interested parties can apply for the complete information pack which contains technical and planning information.

A search on [iwight.gov.uk](http://iwight.gov.uk) shows the site is located within a rural service centre and an Area of Outstanding Natural Beauty.

The property is currently Class F1 under the Use Classes Order 2021. Any changes to the site would be subject to planning permission.

### Terms

The premises are being offered for sale freehold, subject to contract.

Sealed bids are invited to be no later than 12pm on Wednesday 16<sup>th</sup> August 2023. The Isle of Wight Council reserve the right not to accept the highest, or any, offer made.

Bids are invited for the following:

- Parcel 1 - The former school and playground, held on title numbers IW71187 & IW92375 highlighted in red on plan below.
- Parcel 2 - The playing field held on title No's IW67176 & IW22726, highlighted in blue on plan below.
- The whole site – bidders interested in the whole site are requested to clearly state, for clarity, their bids for the two parcels individually as listed above.

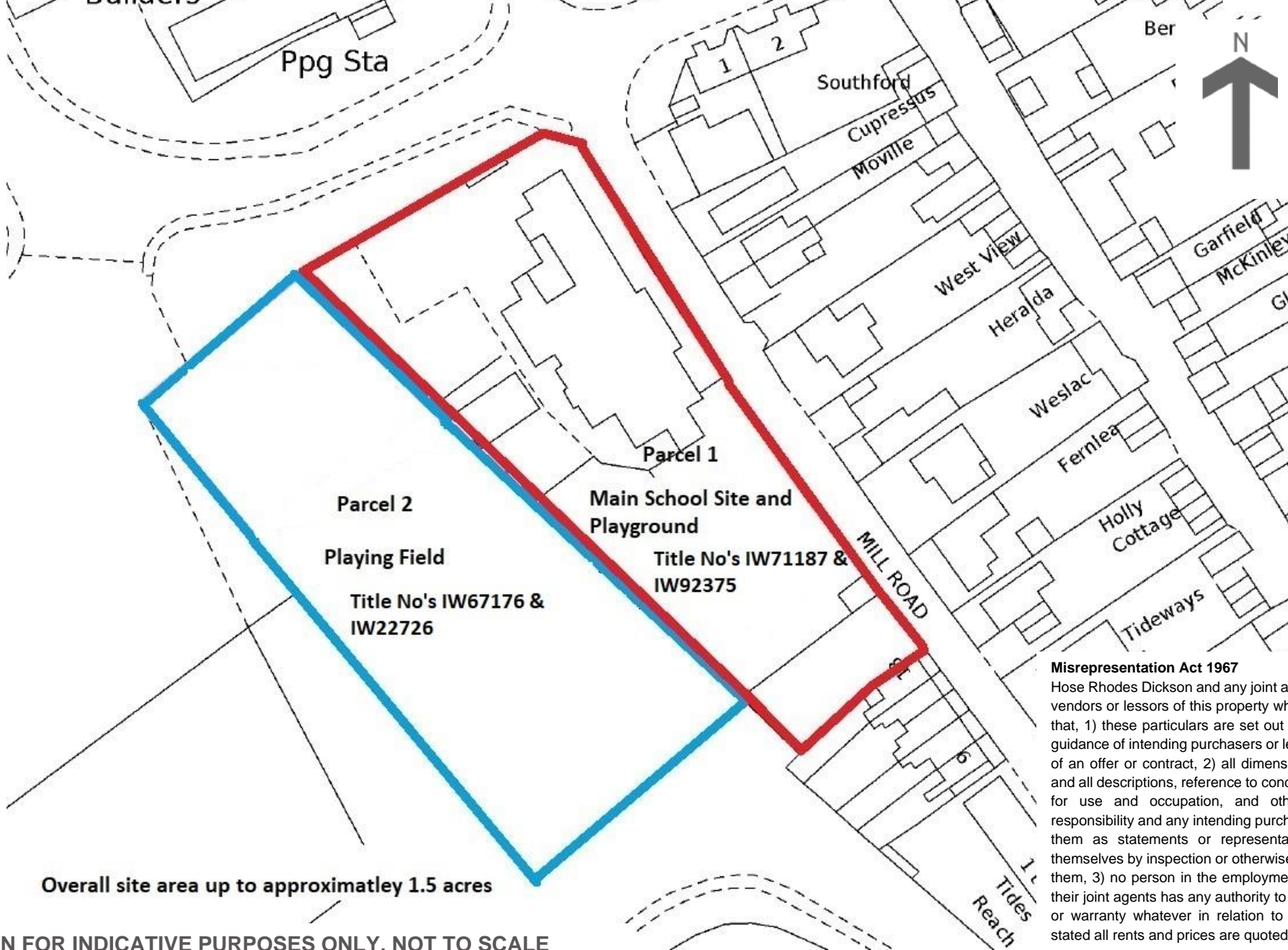
Only unconditional bids are being invited for this site, conditional bids will not be considered. The site will be subject to an overage provision on the grant of planning permission.

Please provide brief details of proposed future uses for the former main school site and separately for the playing field.

### Viewings

All requests to view the property should be made strictly through Hose Rhodes Dickson so that viewings can be undertaken in a controlled manner. Parties are requested not to approach the school direct. Please contact 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk).

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PLAN FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

To arrange a viewing call  
 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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