



PRICE £1,000,000

LAND ADJ 77, PLACE ROAD, COWES, PO31 7AE

Hose Rhodes Dickson Commercial

01983 527727

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Place Road, Cowes

Plot Number	Property Type		Number of Beds	Area (sq feet)	Area (sq metres)
1	D3	Detached House	3	1098	102
2	F2	EOT House	2	775	72
3	F2	Mid Terrace House	2	775	72
4	F2	EOT House	2	775	72
5	F1	Semi-Detached House	2	775	72
6	F1	Semi-Detached House	2	775	72
7	D4	Detached House	3	1076	100
8	D3	Detached House	3	1098	102
9	D1	Detached House	3	1098	102
10	D1	Detached House	3	1098	102
11	A	Detached House	4	1550	144
12	B	Detached House	4	1485	138
13	B	Detached House	4	1485	138
14	A	Detached House	4	1550	144
Total				15414	1432

Opportunity to purchase a development site with outline planning permission.

Location

Situated in Situated in Cowes, this site is within easy distance to The Parade, Northwood House and Park and the Town Centre.

Located to the north of the Island Cowes offers fast links via the Red Jet to Southampton and amenities within the town itself. Cowes is an internationally renowned yachting centre and, with its Red Funnel links from Southampton, a very popular destination for the locals, yachting community and tourists alike.

The town offers boutique and convenience shopping including Sainsburys and Marks and Spencer food hall.

Description

Offered for sale is a site of approximately 1.4 acres with outline planning permission for 14 dwellings.

The planning allows for a range of properties including detached, terraced and semi detached. Plots 12 and 13 will both offer a garage each and the Plots 5 & 6 will benefit from being shared ownership.

Each property will benefit from off road parking and gardens.

Please see above schedule with full details for each proposed unit.

Services

Mains electric, gas, water and drainage are in the vicinity.

We would advise purchasers make their own enquiries with service providers to confirm availability.

Planning Permission

Outline planning permission for 14 dwellings was granted in January 2023 under reference number 20/02229/OUT.

Plans and permission can be viewed at:

<https://publicaccess.iow.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Terms

This freehold development opportunity is available at a guide price of £1,000,000.

Viewings

HRD Commercial are acting as joint agents with St Quintin Property Group. For any further information or viewing requests please contact either HRD on 01983 527727 or St Quintin Property Group on 01202 877123.

Misrepresentation Act 1967

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To arrange a viewing call

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