

OFFERS IN EXCESS OF £285,000

LAND ADJACENT PEAR TREE COTTAGE, PALLANCE LANE, COWES, PO31 8LT

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk



Building plot with extant planning permission for 2 x detached house with associated access and parking.

Location

Situated on the outskirts of Northwood, this site is in a lovely rural position, benefiting from the surrounding countryside views.

Located on the north of the Island the land is a short drive to the village of Gurnard offering local shopping amenities, public house and school.

Cowes is also within a short drive and 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 also has a variety of small boutique shops, larger retailers, pubs, cafes and restaurants.

Description

Offered for sale is this fantastic development opportunity comprising of two detached dwellings with associated access and parking.

The proposed accommodation for the houses is as follows:

Ground floor:
Entrance hall
Reception room
Kitchen/Diner
Living Room
Utility
WC

First Floor:
Bedroom 1
En suite
Bedroom 2
Bedroom 3 / Study
Bathroom

Each property will have two parking spaces and generous overlooking views of the surrounding fields and countryside.

It is proposed that a new shared driveway will be installed giving access to Pear Tree Cottage and the two new build properties.

Planning

Planning permission was granted in January 2019 under reference number P/01577/17 and benefits from commencement and an extant permission. Plans are available upon request or by searching on iweight.com/planning.

Please note the site is subject to a Section 106 Legal Agreement.

Terms

Our client is asking for offers in excess of £285,000 for this freehold site.

Viewings

For all viewings, please contact HRD Commercial on 01983 527727.

OFFERS IN EXCESS OF £285,000

LAND ADJACENT PEAR TREE COTTAGE, PALLANCE LANE, COWES, PO31 8LT

01983 527727 or email commercial@hrdiw.co.uk



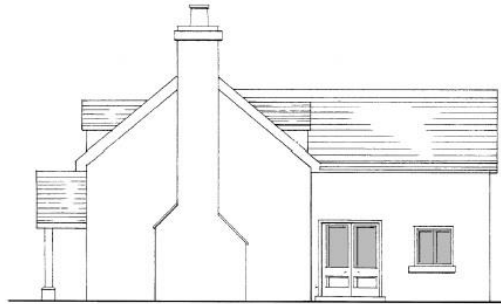
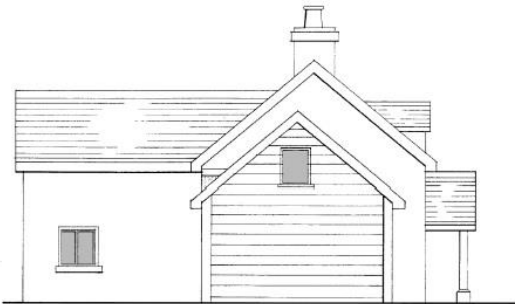
Proposed site plan with shared access and driveway



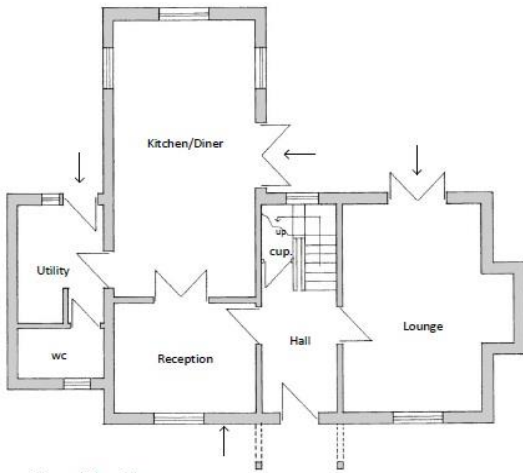
Front (Southwest) Elevation



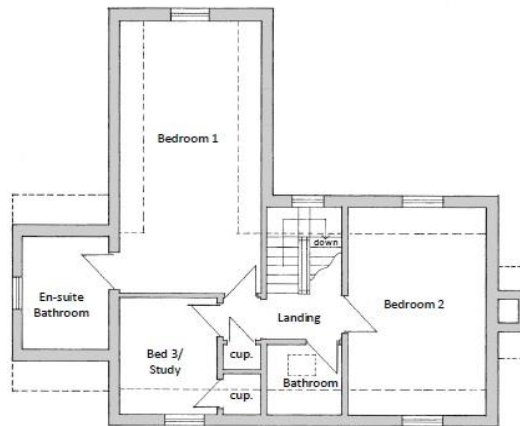
Rear (Northeast) Elevation



Proposed floorplans and elevations



Ground Floor Plan



First Floor Plan



Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT.

To arrange a viewing call

01983 527727 or email commercial@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

www.hrdiw.co.uk
Friendly service and local knowledge

