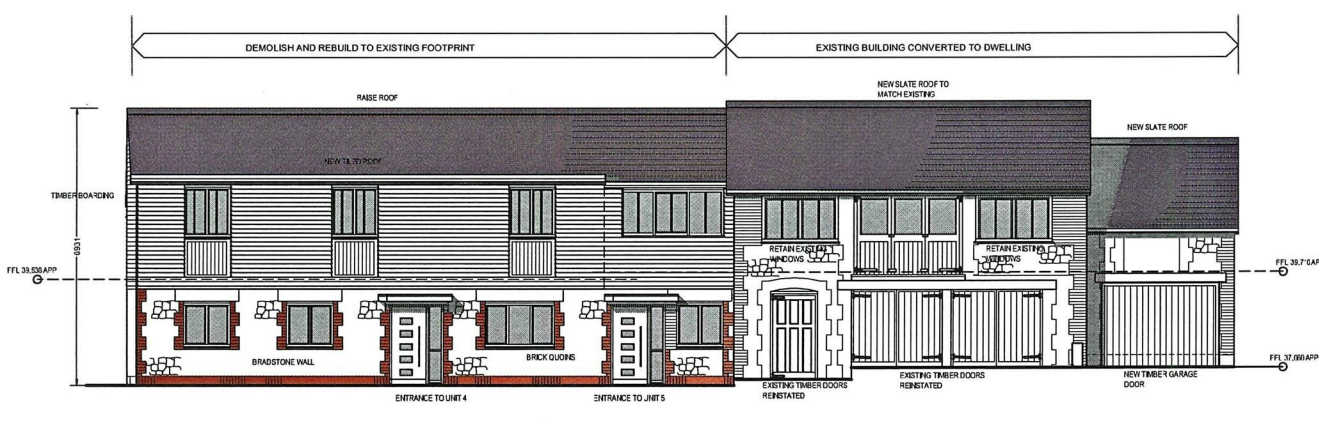
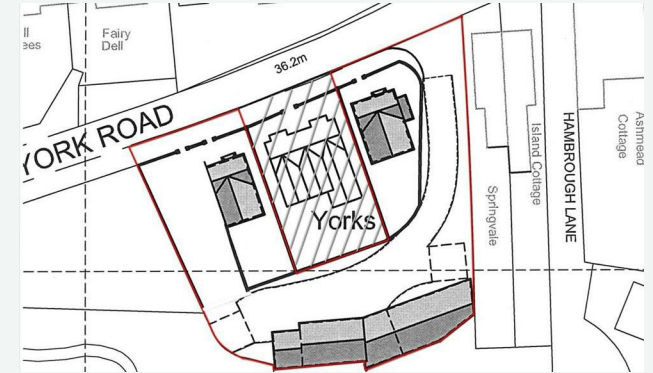


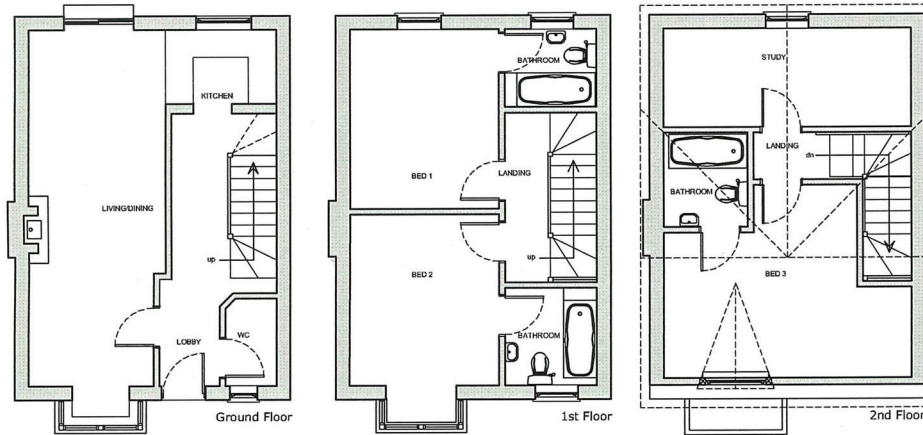
SPENCE WILLARD



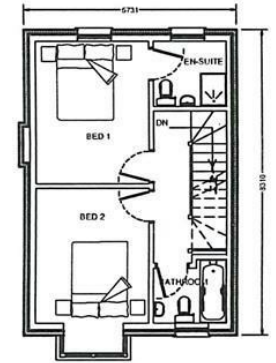
Yorks Development Land, York Lane, Totland Bay, Isle of Wight

An opportunity to purchase a former builders yard in a Conservation Area with planning permission to re-develop the site to provide four separate units.

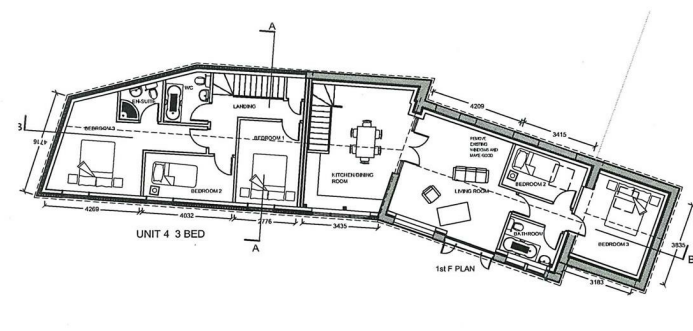
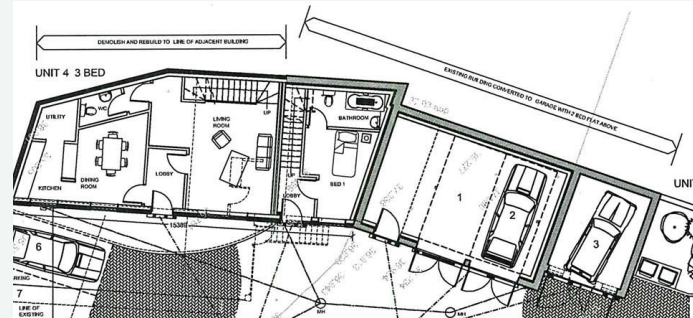
VIEWING
 FRESHWATER@SPENCEWILLARD.CO.UK 01983
 756575 WWW.SPENCEWILLARD.CO.UK



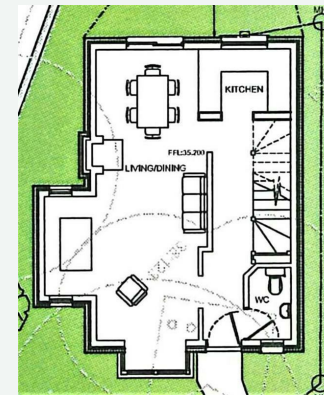
REVISED PLOT 2 PLANS



1ST FLOOR PLOT3



SPENCEWILLARD.CO.UK



2ND FLOOR PLOT3

The most recent planning permission, granted in 2017, allowed for the construction of two new build detached houses, the demolition of an existing outbuilding to rebuild a semi detached three bedroom barn style property and the conversion of the adjoining outbuilding to form another three bedroom semi detached coach house style property. Each property will have either allocated parking or a garage.

The planning permission granted in June 2017 and we understand from the sellers that initial works were started prior to Covid-19. The planning permission can be viewed on the Isle of Wight Council's website under planning reference number P/01085/15.

Tenure
 Freehold

Postcode
 PO39 0HB

VIEWING
 Strictly by appointment with the selling agents,
 Spence Willard.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.