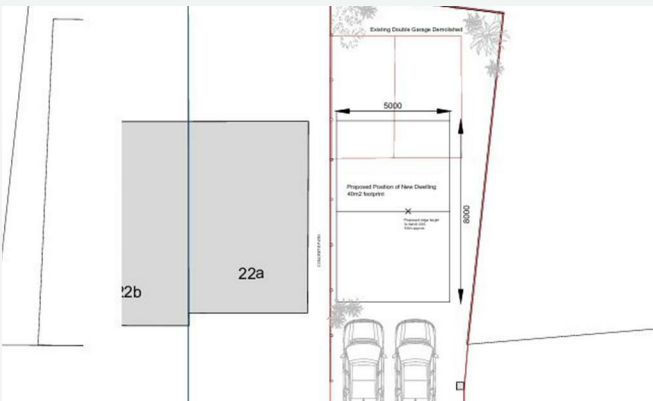
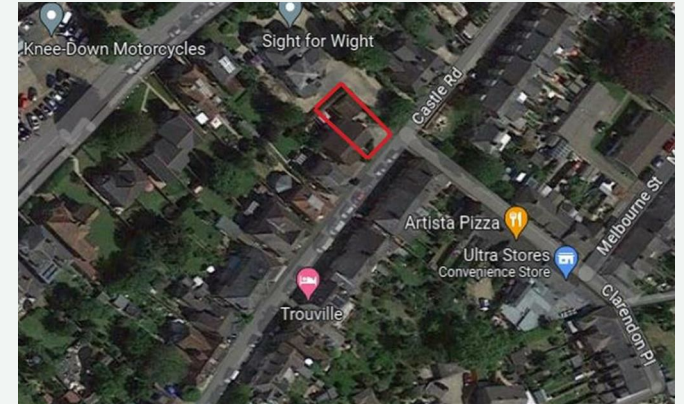


# SPENCE WILLARD



Land Adjacent to, 22a Castle Road, Newport, Isle of Wight



Outline planning for a town centre detached three-bedroom house within walking distance of all local amenities. Off road parking and garden.

VIEWING  
COWES@SPENCEWILLARD.CO.UK 01983 200880  
WWW.SPENCEWILLARD.CO.UK

Conveniently located near to the county town of Newport with its variety of shops, cafes and eateries. The location benefits from excellent transport links covering all parts of the island and remains within easy access to mainland ferry links, particularly in East Cowes, Cowes and Fishbourne, all of which are approximately a fifteen minute drive away and taking you to Southampton and Portsmouth.

The plot is located only 5 minutes' drive from the centre of Newport in the popular residential area of Castle Road with access to walks in the surrounding countryside and Carisbrooke Castle nearby.

Outline planning has been granted for a three bedroom detached house with garden and off road parking for two cars. As shown on the plans the proposed property consists of a spacious hallway with built in storage cupboards, generous size open plan living room and dining area, kitchen and downstairs cloakroom. First floor accommodation comprising 3 bedrooms and separate family bathroom. Off road parking and driveway. The plot dimension are 20 meters X 7.10 meters

OUTLINE PLANNING permission granted under reference 23/01710/OUT 25TH March 2024. Details can be viewed at 23/01710/OUT | Outline for detached dwelling | Land Adjacent 22A Castle Road Newport Isle Of Wight PO30 1DS

SERVICES We are informed that there are no services connected to the plot, however, we have been made aware that mains services are available within close proximity of the plot and the road.

TENURE Freehold

LOCAL AUTHORITY Isle of Wight Council

POSTCODE PO30 1DS

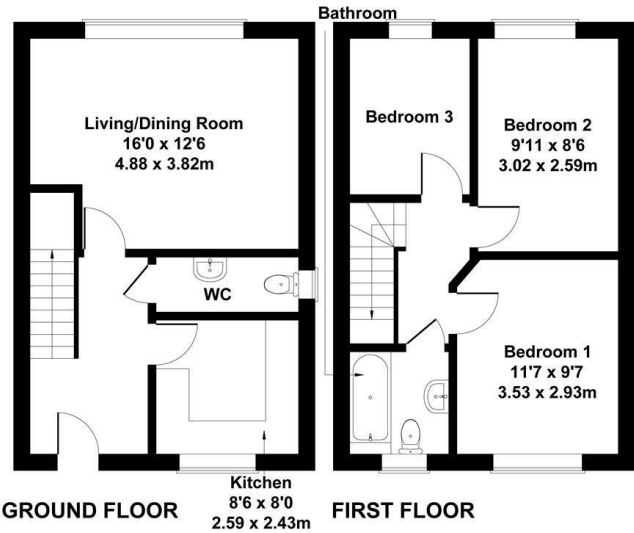
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

Conveniently located near to the county town of Newport with its variety of shops, cafes and eateries and within easy walking distance of the town centre and popular schools from primary to sixth form college. The location benefits from excellent transport links covering all parts of the island and access to mainland ferry links, particularly in East Cowes, Cowes and Fishbourne, all of which are approximately a fifteen minute drive away and taking you to Southampton and Portsmouth.

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Land Adjacent to, 22a, Castle Road Newport, PO30 1DS

Approximate Gross Internal Area  
797 sq ft - 74 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.  
**Produced by Potterplans Ltd. 2025**

SPENCEWILLARD.CO.UK

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.