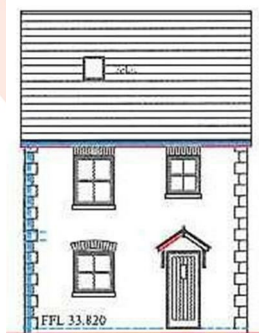




MARVINS
ESTATE AGENTS



LAND AT 88 WORSLEY ROAD, NEWPORT, PO30 5JD

OFFERS IN EXCESS OF £300,000

A super opportunity to acquire a development site in a long standing popular location on the northern outskirts of Newport with superb far-reaching westerly countryside views.

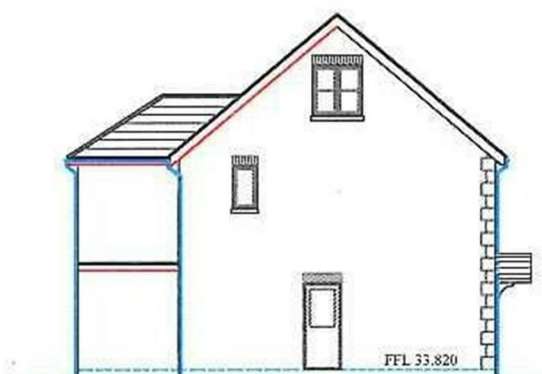
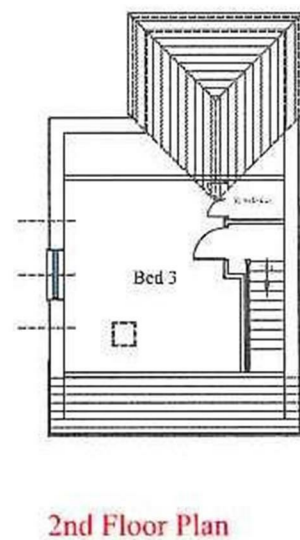
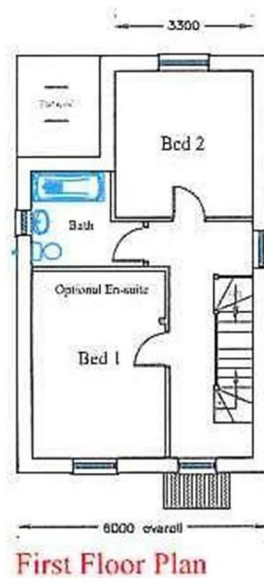
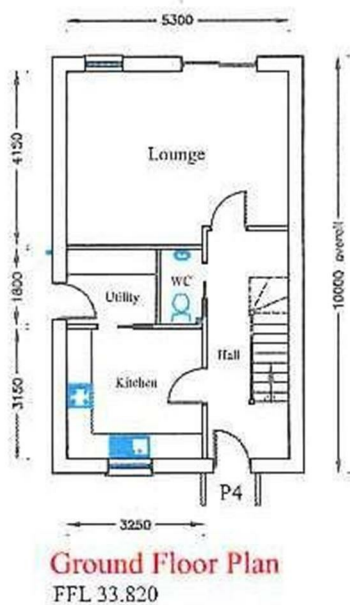
The site benefits from planning consent (under ref: LPA 24/00106/FUL) for 4 dwellings: Two Detached Houses and a pair of Semi Detached Houses. Each unit with the benefit of allocated parking and ample garden space.

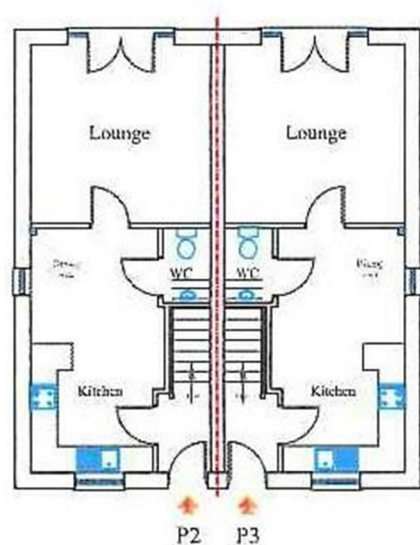
The density level of the site along with the style of dwelling makes the units very saleable in the market, suiting FTB's and young families amongst others. Please contact us for further information including opinions of unit values. Opportunities such as this aren't common place and so we encourage you to **express your interest** as soon as possible.

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

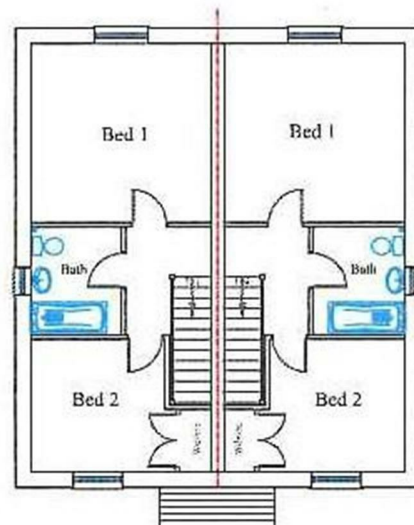
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LAND AT 88 WORSLEY ROAD, NEWPORT, ISLE OF WIGHT PO30 5JD





Ground Floor Plans
Semi detached units



First Floor Plans, SD



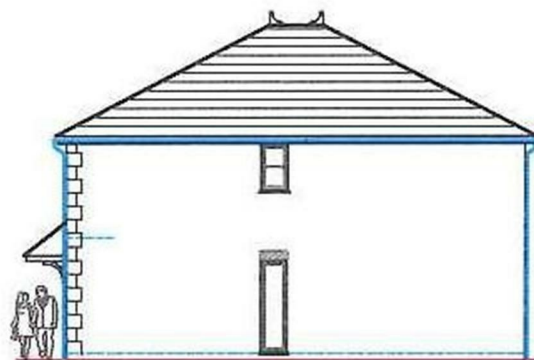
Front Elevations SW

Natural slate roof covering

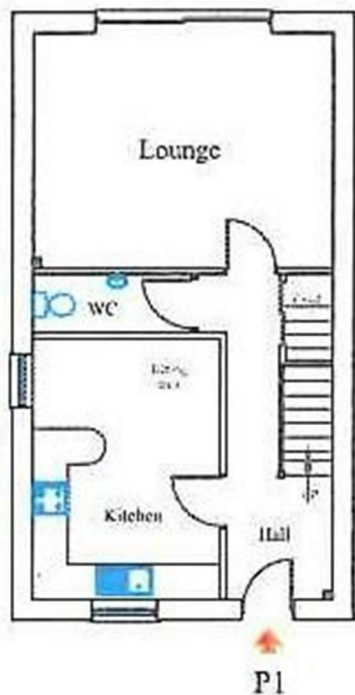
Cottage Style sash windows with
Farricrete stone cills.

Main brick (bstock Dorset Red
stocks, with Laybrook yellow
stock quoins.

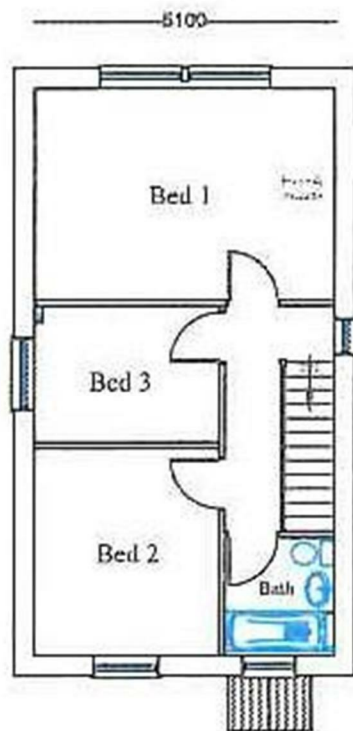
GL varies



Side-Section SE



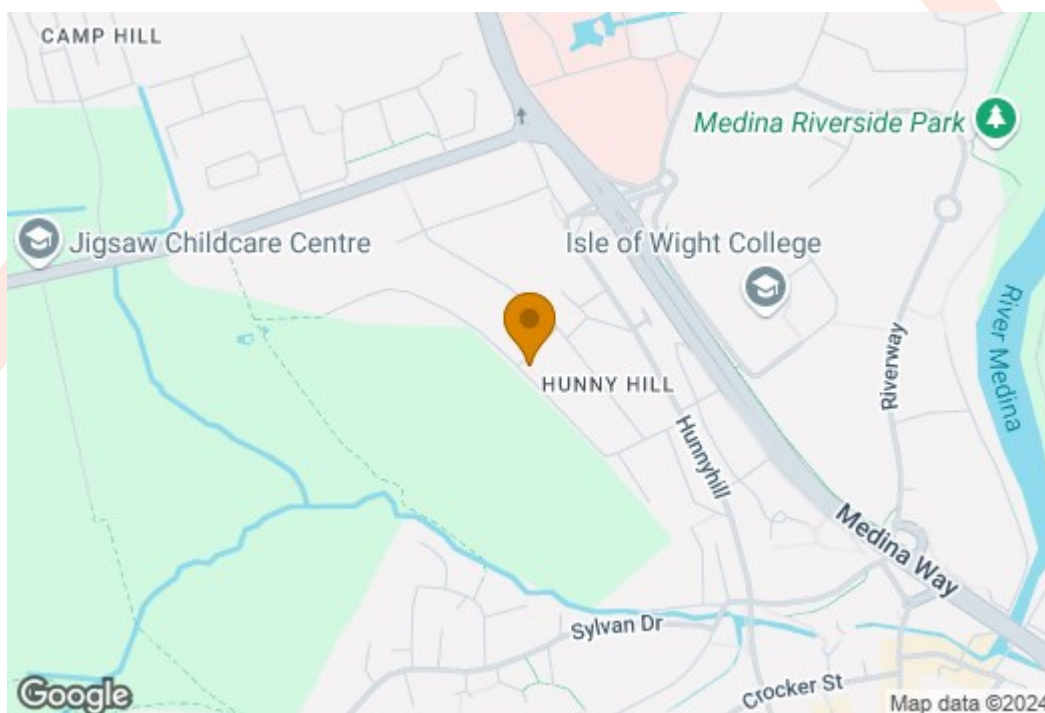
Ground Floor Plan



First Floor Plan



Front Elevation SW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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