LAND WITH PLANNING PERMISSION

Land to the South of Newclose Cricket Club, Newport, Isle of Wight, PO30 3BE

BCM Wilson Hill

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Guide Price: £220,000

A great opportunity to purchase a unique site, with full planning permission for 13 echo pods, ancillary buildings, parking and ponds. The site extending to 14.24 acres (5.76 ha) was previously used for growing Christmas trees.

The planning permission as shown on the submission documents illustrates the following 13 Modulog units, split:

- 1 Berth Modulog (x5)
- 2 Berth Modulog (x4)
- 3 Berth Modulog (4)
- 28 Parking Spaces and ancillary infrastructure
- Reception and Ablution Block
- Ponds
- BBQ areas

The woodland currently includes conifers, Norway spruce and red cedar.
In all, the property extends to 14.24 acres (5.76 ha).

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole, by private treaty.

Tenure

The property is freehold and vacant possession will be given on completion.

Planning

Planning permission was granted in 2023 under planning reference 21/00909/FUL. There are a number of planning conditions that will need to be discharged by a purchaser.

Services

The site is connected to mains water and electric.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Post Code

PO30 3BE

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Access

There is direct vehicular access directly off the public highway (A3020).

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewings

Strictly by appointment with BCM only.

Fixtures and fittings

BCM will supply a list on request identifying clearly which items are included within the sale, which are excluded and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed in these particulars.

Council Tax/Business Rates

N/A

Broadband

17 Mbps

what3words ///league.command.adapt

Section 106

The buyer will be obligated, under contract to inherit the contributions for Nitrate Mitigiation applying to planning reference 21/00909/FUL

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make ot give any representations or warranties whatever in relation to this property.
iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.
v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - not have BCM tested them.

Particulars prepared July 2024 and the photography taken June 2024.

PROPOSED SITE LAYOUT
(Planning Illustration)
Not to scale

SALE PLAN
Not to scale

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