

SPENCE WILLARD



Stroud Field, Freshwater, Isle of Wight

A strategically important and centrally located paddock with direct road frontage onto Stroud Road – approximately 1.72 acres (0.74ha)

VIEWING
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An unusual and most interesting opportunity has arisen to acquire a village center paddock which is currently permanent pasture. This well-located plot of land is adjacent to multiple mixed uses including Tesco, the Afton Waste Recycling Disposal Centre and residential dwellings to the north-west. There is gated access on the south-west corner onto Stroud Road, and a public footpath (F37) passes through the property.

The land boundary is well delineated along the southern side with a stream and a strip of mature woodland. The rare offering would suit a range of uses.

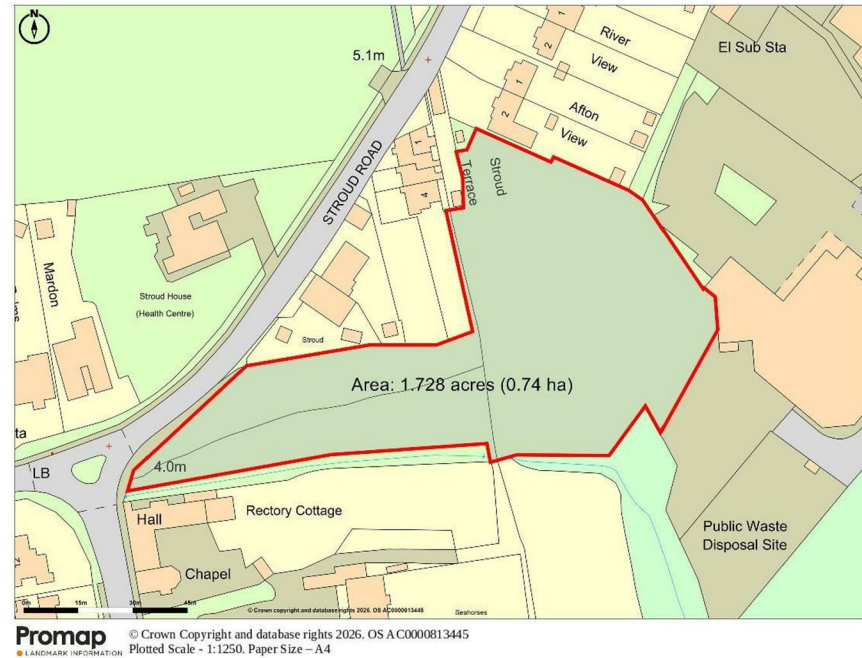
Overage Provision The land will be sold subject to a 20% development overage clause for a term of 30 years (from completion of the transaction).

Services are available in the immediate area

Tenure Freehold

Postcode PO40 9JA

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



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