



All enquiries Ref: Callum Glenn

- Freehold house and land
- planning permission for the construction of a pair of semi-detached houses
- Full vacant possession.

#### Location:

The property is situated on St Catherine Street. Local amenities can be found throughout the Seaside resort of Ventnor with a further range of shops, bars and restaurants available within Newport Town Centre lying to the north. Public transport links are provided by a local range of bus services serving the surrounding areas. The property is served by road links including the A3055 and the B3327 located to the north. Recreational pursuits can be found at Ventnor Park lying to the west and along the sea front.

#### Description:

The property comprises the existing dwelling together with and adjoining parcel of land. Planning permission has been granted by Isle of Wight Council for the demolition of existing dwelling(no.55), construction of a pair of semi-detached houses.

#### Accommodation of existing house:

Ground floor: Reception room, kitchen/diner, cloakroom, WC  
First floor: Two bedrooms, bathroom/WC  
Outside: Front and rear garden

EPC Rating: TBC

Council Tax band: E

#### Tenure:

The property is held on a lease for a term of 999 years from the 25th December 1910.

#### To view:

Strictly by prior arrangement with the auctioneers.



Indicative CGI only