

SPENCE WILLARD



Land To The East Of Holmfield Avenue, Thorley, Isle of Wight

A strategically important plot of land that extends to 1.17 acres (0.47hectares) and enjoys road frontage abutting Thorley Main Road and Broad Lane

VIEWING
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This attractive plot of land is currently mostly permanent pasture and sits amongst the residential dwellings of the village. Extending to approximately 1.17 acres (0.47hectares), there is direct gate access from the Main Road on the north side. The land is partially bordered by hedging and fencing along the rear of the houses off Holmfield Road. The western side of the land abuts several gardens. The land is located on the corner of a crossroads junction with access opposite Hill Place Lane.

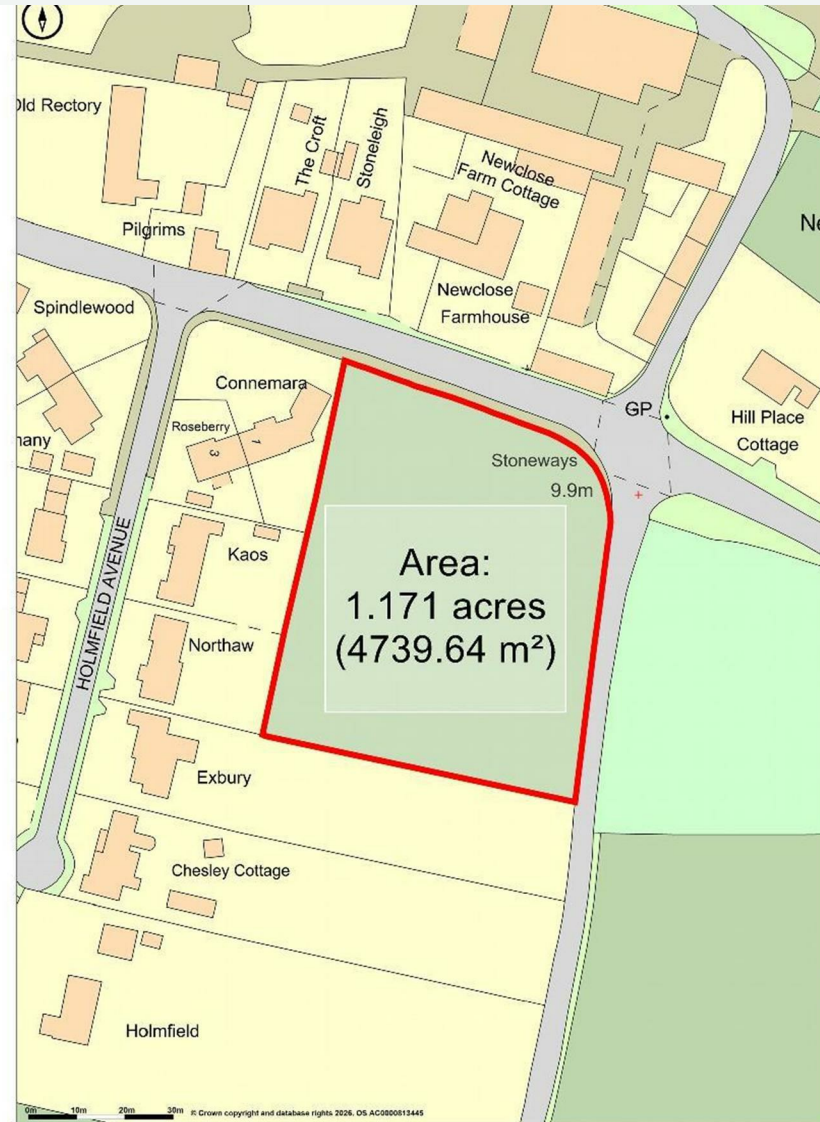
The historical harbour town of Yarmouth is just over a mile away offering a range of amenities and two ferry companies delivering a regular service for vehicles and pedestrians to Lyminster.

The plot is being sold subject to a 30-year, development overage clause at 20%. Therefore, 20% of the uplift in value as a result in planning being granted for change of use will be given back to the sellers of the plot. The 30 years would start from the completion date.

Services Available close by.

Postcode PO41 0ST

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



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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