



# RESIDENTIAL DEVELOPMENT SITE

Land at the rear of 69, Station Road, Wootton Bridge, Isle of Wight, PO33 4RE



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Wootton Bridge, Isle of Wight, PO33  
4RE

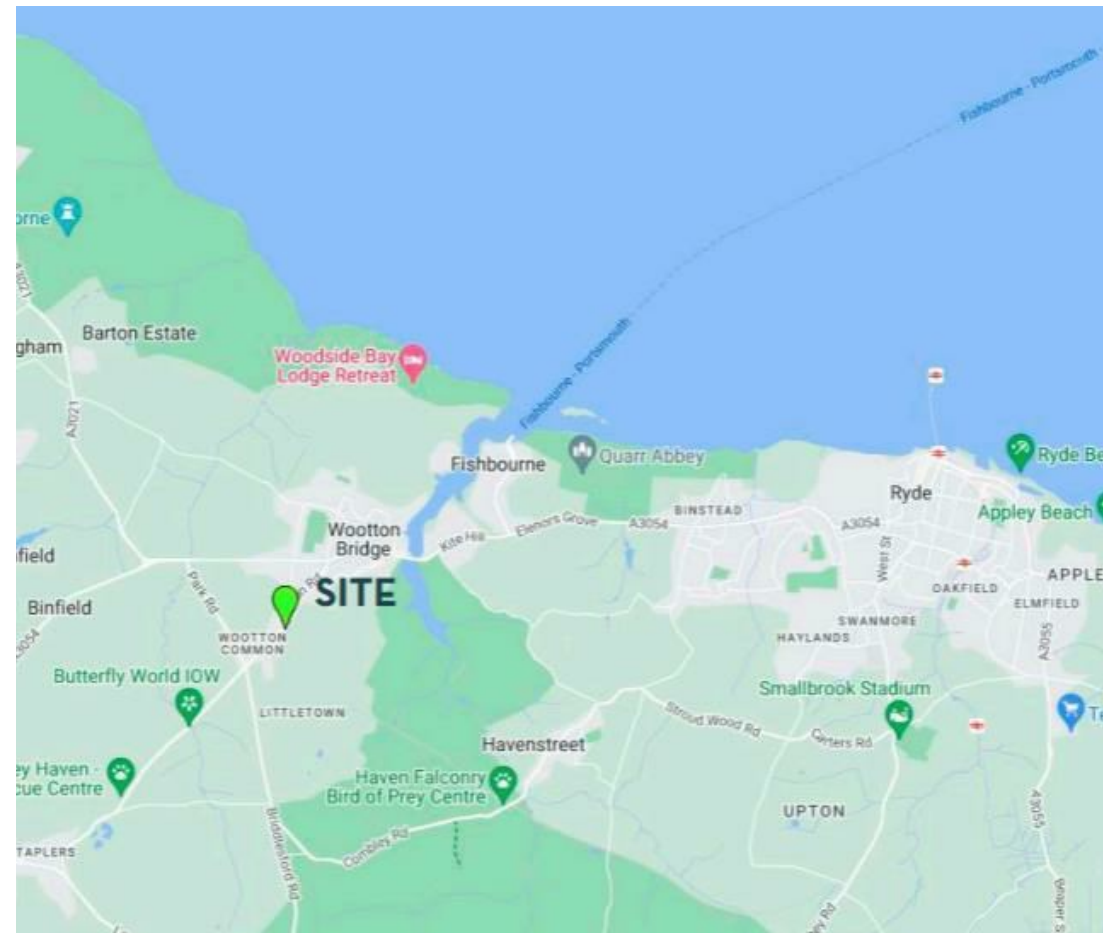
A rare opportunity to purchase a prime  
residential development site with  
outline planning permission, and a  
positive pre-application response to an  
updated plan for 35 dwellings.

Outline planning permission was granted  
under reference 21/01796/OUT, and Pre-  
Application reference IW25/9/51251.

Guide Price - £1,600,000



## Approved Outline Scheme



### Location

The site is located off Station Road, Wootton. Wootton is well positioned to give easy access to the vehicle ferry ports to both Portsmouth and Southampton. It is located approximately 5 miles East of the county town of Newport, providing easy access to the town centre, supporting a range of shops and businesses, eateries and local schools.

Nearby supermarkets include Sainsburys, Asda, Morrisons, Lidl and M&S. St Marys Hospital is approximately 4 miles away to the west in Newport.

Ryde, the island's second largest town, is approximately 5 miles away and offers a range of smaller local shops as well as Tesco. Ryde pier head provides access to the Fast Cat passenger service which takes you into Portsmouth Harbour Train Station with its rail links. There is also a Hovercraft service to Southsea.

**Method of Sale**

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

**Rights of Way**

There are no public or private rights of way crossing the property.

**Services**

Services are likely to be available in Station Road. Purchasers should make their own investigations as to the connectivity and capacity of the relevant services. The current scheme does require a pump station.

The existing property is connected to all mains services.

**Existing Property (69 Station Road)**

The existing property requiring demolishing in order to implement the current outline consent comprises 4/5 bedroom detached house with 2 bathrooms and open plan ground floor living.

**Tenure**

Freehold with vacant possession, subject to any future tenancy on the existing dwelling.

**Tenancies**

69 Station Road is currently let on a 12-month tenancy starting from January 2026. The tenant would prefer to remain at the property until such time as the existing property is to be demolished. If the purchaser would prefer vacant possession on exchange, relevant notice will be given to the tenant.

**Local Authority**

Isle of Wight Council

**Council Tax Band**

69 Station Road - D

**Planning Permission**

Isle of Wight Council Outline Planning Permission was granted under reference 21/01796/OUT on 05/06/2024 for residential development, positioned to the rear of the existing dwelling, with an approved outline scheme for 29 dwellings.

There has been a positive pre-application response from the local planning authority to adapt the original plans and add a further 6 dwellings, totalling 35 dwellings (Ref IW25/9/51251). Further information can be obtained from the selling agent.

**Section 106**

The vendor has entered into a legal agreement (Section 106) with the council and the legal obligations and costs will be inherited by the buyer.

**Affordable Housing**

The total number of affordable dwellings required on the development is equivalent to 35% of the total number on the final approved scheme. An agreement has been reached with Isle of Wight council to allow all affordable housing on the scheme to be discounted market sale at 80% of market value.

**Postcode**

PO33 4RE

**What3words**

///corporate.superbly.modules

**Access**

Under the current proposed scheme access to the site will be achieved by demolishing 69 Station Road.

**Wayleaves and Easements**

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, quasi-easements, restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

**Viewings**

By appointment with BCM Wilson Hill LLP only.  
Viewings of the property are to be strictly with a member of BCM Wilson Hill. Please contact the Isle of Wight office on 01983 828805 should you wish to arrange this. Viewings will be conducted from the Packsfield Lane entrance.

**Selling Agent**

Daniel Ward, BCM Wilson Hill Isle of Wight Office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone,  
Isle of Wight, PO33 4RE  
t: 01983 828805  
e: dward@bcmwilsonhill.co.uk

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**Isle of Wight**  
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