



## PLOT WITH CONSENT FOR A DETACHED DWELLING

Eastlea, Ningwood Hill, Cranmore, Yarmouth, Isle of Wight, PO41 0XW

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**Guide Price: £275,000**

A great opportunity to purchase a building plot with planning consent granted for a detached dwelling in the village of Cranmore within close proximity to Yarmouth.

Planning Permission was granted in 2021, under reference 21/01017/FUL for a detached 2 bedroom chalet style bungalow. The approved dwelling consists of a kitchen, breakfast/dining area, utility, WC and lounge to the ground floor while at first floor level there are two double bedrooms and family bathroom. Externally, the new dwelling will benefit from a large driveway and secluded rear garden.

The plot extends to 0.46 acres (0.18 ha) mainly laid to grass with a pond to the rear of the plot.

## GENERAL REMARKS AND STIPULATIONS

### Method of sale

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

### Services

We are informed that there are no services connected to the land but understand they are available within the vicinity (purchasers must undertake their own investigations to confirm). A private drainage system would need to be installed to satisfy the planning conditions.

### Local Authority

Isle of Wight Council, 01983 821 000 [iwight.com](http://iwight.com)

### Post Code

PO41 0XW

### 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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Access

The property is accessed directly from the public highway at Ningwood Hill, via a 5 bar gate.

### 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.

### 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.

### Tenure

Freehold

### Council Tax Band

TBC

### EPC

TBC

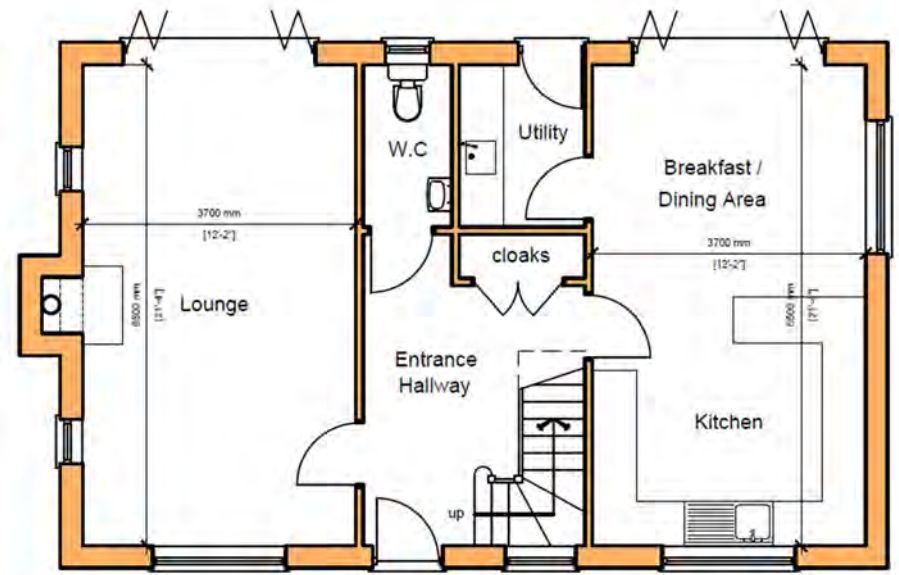
### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

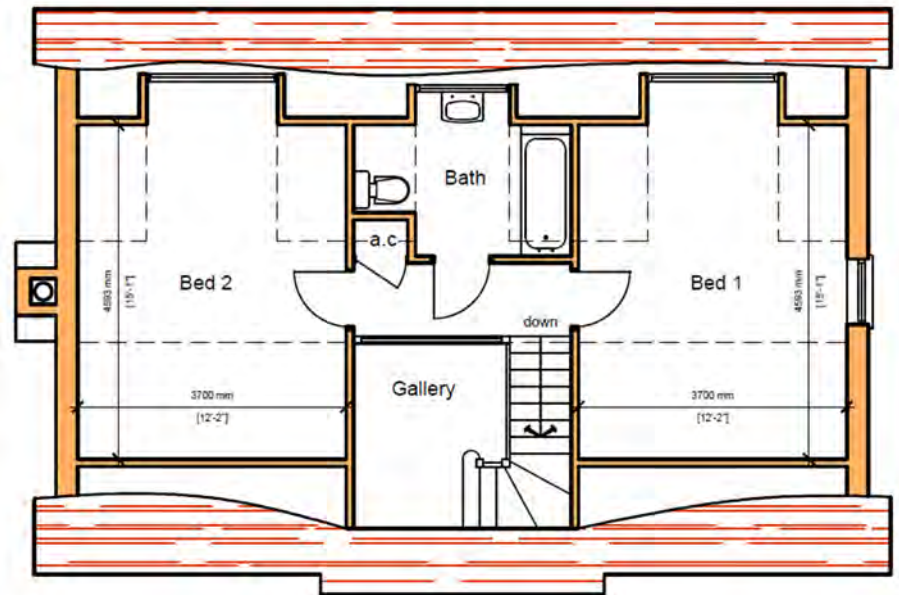
- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all 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 or 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 June 2023. Photographs taken June 2023.**

**SALE PLAN—NOT TO SCALE**



**PROPOSED GROUND FLOOR - NOT TO SCALE**



**PROPOSED FIRST FLOOR—NOT TO SCALE**





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rural property specialists