



DEVELOPMENT OPPORTUNITY

35 Carter Street, Sandown, Isle of Wight, PO36 8DQ

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Isle of Wight, PO36 8DQ

An opportunity to purchase a development site with full detailed planning consent for 9 apartments. There is also the option to purchase 33 Carter Street adjacent with consent for a further 9 Apartments.

Guide Price £500,000



Proposed Front Elevation

Proposed Rear Elevation



Proposed Side Elevation

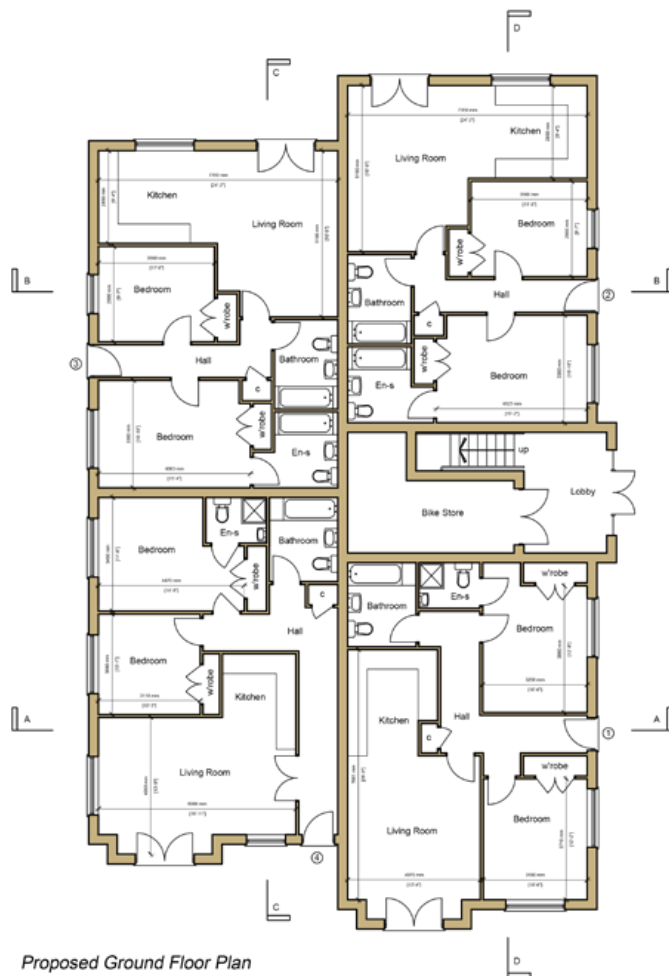
SCHEDULE OF MATERIALS

Walls - Red brick ivanhoe, multi red facing brickwork.
Forstone Stone walling to front bays & render to entrance lobby.
Roof - Spanish Slates.
Fascias, Doors & Windows - White UPVC.
Juliet Balconys - Tinted glass.
Roof Stair Enclosure - Hardiplank cladding.
Rainwater Goods - Black UPVC.

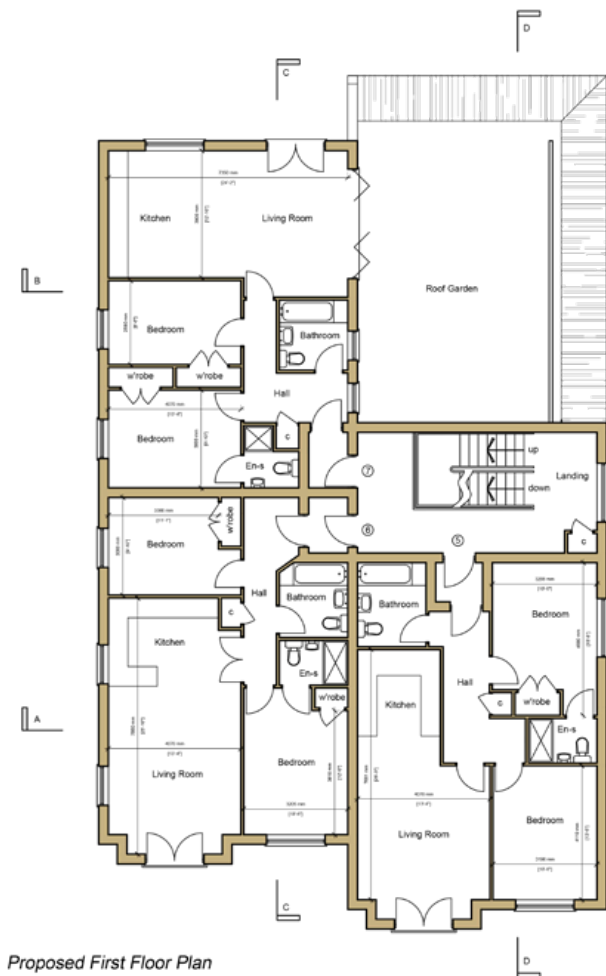


Proposed Side Elevation

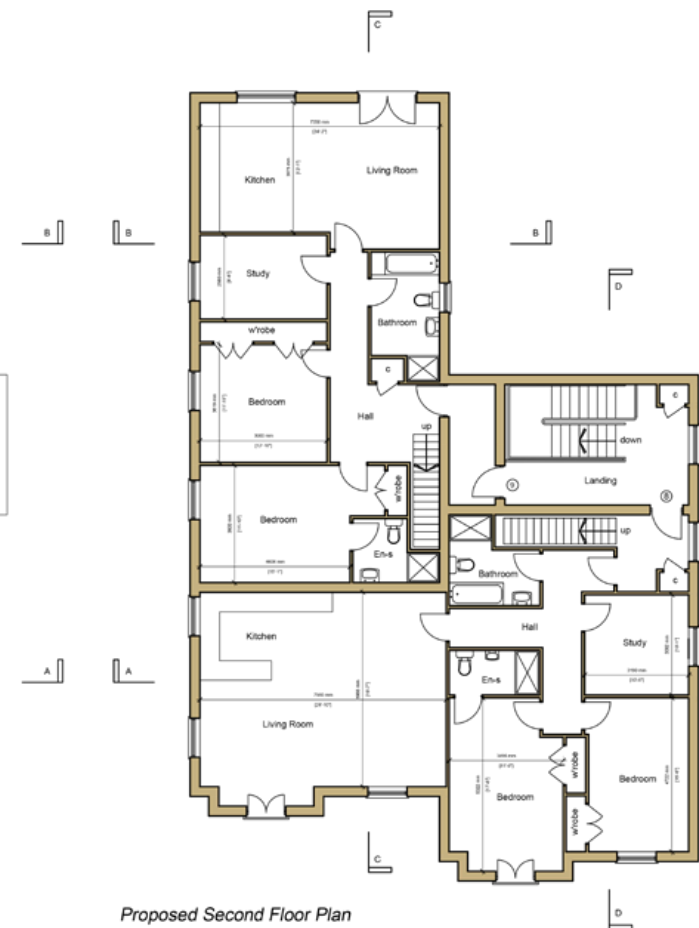
1.80 m high obscure privacy screen



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

35 CARTER STREET

A residential development site, now cleared and formally commenced via demolition of the existing dwelling, with full planning permission for a block of 9 apartments, set over three floors, with three roof terraces. The pre-commencement planning conditions have been discharged and therefore along with it being cleared, make it ripe for commencement. Adjacent to 33 Carter Street is 35 Carter Street a similar scheme of 9 apartments in the same ownership.

LOCATION

Carter Street is located on the Southeastern side of the Island. There is a long sandy beach and an esplanade offering flat walking to Yaverland or Shanklin with access to coastal and country walks. Sandown Pier is having attractions and eateries available and other hostleries are located in the town. The town centre is nearby with plenty of shops and amenities. There are large supermarkets (Morrisons and Aldi) in the nearby town of Lake which can be reached by car or bus links. Sandown has its own leisure centre along with

a large medical practice on the same site. Sandown Train Station offers excellent rail links to Ryde Pier Head and the Fastcat passenger ferry direct to Portsmouth Train Station. The County town of Newport is approximately 8 miles away and offers busy high street shopping along with out-of-town shops like M&S, Asda, Lidl, Sainsburys and Morrisons. There is a large cinema complex within the town. The Island has one hospital, St Mary's which is also based in Newport.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

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

Services

We understand there is mains water, electricity, drainage and gas on site. Purchasers will be responsible for any checks required regarding capacity.

Existing Property

The site has been cleared and the original property demolished.

Broadband Speed

Superfast download speed of 80Mbps available.

Tenure

Freehold with vacant possession.

Local Authority

Isle of Wight County Council
01983 821000
iwight.com

Council Tax/EPC

TBC.

Planning Permission

Planning permission was granted by the Isle of Wight Council ref 19/01665/FUL 02/03/2020 and is believed to be extant, and it is

understood all of the pre-commencement conditions have been satisfied to the Local Authority. 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.

Health and Safety

Given the potential hazards of the site, which is typical of an undeveloped development site, we ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of accident when making your inspection. All viewings and site visits must be organised with BCM and should always be accompanied by a member of BCM.

Access

Proposed access as illustrated by the approved planning permission, provides private unrestricted access of the public highway, Carter Street.

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 miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

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.

Postcode

PO36 8DQ



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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 828800 should you wish to arrange this.

Selling Agent

Jamie Busby, BCM Wilson Hill Isle of Wight Office
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NB: These particulars and photographs are as at October and September 2024, respectively.

IMPORTANT NOTICE

BCM Wilson Hill 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 or representations of fact.
- 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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 regards 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 - nor have BCM Wilson Hill tested them.

Isle of Wight

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Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

