



Residential Development Site, Warlands Lane, Shalfleet,  
Newport, PO30 4NQ





# RESIDENTIAL DEVELOPMENT SITE

- Full Planning Permission for 70 Dwellings
  - High-Growth Location
    - Diverse Unit Mix
  - Sought After Location
  - Well Designed Scheme
- Ready for Immediate Development

A rare opportunity to purchase a prime residential development site with full planning consent for 70 units, just a short drive from Yarmouth. Planning permission was granted under reference 22/00989/FUL.

Guide Price £2,250,000





## Description

A rare and exciting opportunity to acquire a prime residential development site in the highly sought-after village of Shalfleet, located on the scenic Isle of Wight. Situated off Warlands Lane, this site comes with full planning consent (Ref: 22/00989/FUL) for the creation of 70 high-quality homes.

The approved development comprises:

- 70 Residential Dwellings, including:
- 43 Open Market Homes
- 27 Affordable Units
- Appropriately designed plans to allow for building phasing.

- A mix of:
- 17 x 3-Bedroom Semi-Detached Houses (6 affordable)
- 23 x 2-Bedroom Semi-Detached Houses (19 affordable)
- 25 x 3-Bedroom Detached Houses (2 affordable)
- 5 x 4-Bedroom Detached Houses

Each property will benefit from private parking and good-sized rear gardens, with the overall site design incorporating new roads and landscaped communal areas, promoting an appealing village-style feel that compliments the local character.

Shalfleet is a charming rural village on the Isle of Wight, located between Yarmouth and Newport. Known for its historic St. Michael's Church and proximity to the Newtown Nature Reserve, it offers a peaceful lifestyle surrounded by natural beauty. The village has a strong community feel with a local primary school, local pub, village hall, village shop, and easy access to nearby towns. A short drive will take to you Yarmouth, a picturesque harbour town with direct ferry links and a strong coastal community. Home to independent shops, pubs, and a scenic marina, all set against a historic backdrop.



# General Remarks

**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 available in the local area with potential to connect to the site. Purchasers should make their own investigations as to the connectivity and capacity of the relevant services.

**Nitrates**  
The nitrate credits applicable to the property have been paid in full by the vendor, thus there is no cost to the buyer.

**Tenure**  
Freehold with vacant possession.

**Local Authority**  
Isle of Wight Council

**Postcode**  
PO30 4NQ

**Council Tax Band/EPC**  
TBC

**Section 106**  
The buyer will inherit all costs relating to the Section 106, save for Nitrates as above. Full details can be obtained from the selling agent.

**Planning Permission**  
Planning permission has been approved under reference 22/00989/FUL to provide 70 residential dwellings. There are pre-commencement conditions to satisfy prior to build, further information can be found on the Isle of Wight Council Planning Portal, or from the selling agent.

**Access**  
Access to all phases of the development can be obtained through Burt Close (as shown hatched orange on the sale plan), where the vendors will benefit from a legal vehicular right of access.

The planning permission incorporates the existing hammerhead at Burt Close, to provide access to the subject property.

**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.

**Plans, Areas and Schedules**  
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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.

**Health & Safety Notice**  
Please be aware that this is an undeveloped field with uneven ground, long vegetation, and potential trip hazards. Visitors enter at their own risk and are advised to wear suitable footwear and take appropriate care when walking the site.

**What3Words**  
Current access - [///loaf.perplexed.splash](#)  
Proposed access - [///match.confusion.congas](#)

**Viewings**  
By appointment with BCM Wilson Hill 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.

**Selling Agent**  
Jamie Busby & 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: [jbusby@bcmwilsonhill.co.uk](mailto:jbusby@bcmwilsonhill.co.uk)

NB: These particulars and photographs are as at May 2025.

**Viewings**  
By appointment with BCM Wilson Hill  
Mr Daniel Ward, BCM Wilson Hill  
t: 01983 828805  
e: [dward@bcmwilsonhill.co.uk](mailto:dward@bcmwilsonhill.co.uk)  
NB: These particulars are as at 16th May 2025

**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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