

SPENCE
WILLARD

LAND AT LEE FARM

Hose
Rhodes
Dickson



A superb opportunity to purchase a development site in the beautiful location of Wellow.

Location

Set in the idyllic village of Wellow, located two miles east of Yarmouth in the northwest of the Island, Lee Farm is surrounded by countryside and adjoining fields. Situated in the picturesque village is a community hall and several farms as well as many countryside walks and trails. The neighbouring villages of Shalfleet and Newbridge are fairly close by with local public houses and primary schools.

The popular sailing town of Yarmouth is a short drive away with local eateries, boutique and convenience shopping as well as the scenic Harbour to stroll around. The car ferry links the Island to the mainland via Lymington.

Planning

Planning permission has been granted for demolition of barns and storage buildings (much of which has taken place);
proposed construction of 16 dwellings

The site is subject to a Section 106 Legal Agreement.
The final draft will be expected shortly.

Plans of the site and proposed properties can be viewed at [iwight.com/planning](https://www.iwight.com/planning) by searching the planning number: 21/00684/FUL

The vendor has advised that they will be responsible for the following conditions as part of the Section 106 Legal Agreement:

All off site works relating to The Greenway shown on drawing no 03:1410:17 (a) will be the responsibility of the current land owner.

Overview

Dwellings would be designed to appear as a complex of barns, utilising barn style roofs and elevations in keeping with the countryside surroundings and would be arranged around farmyard style courtyards.

The development would include 6 x 2 bedroom dwellings, 9 x 3 bedroom dwellings and 1 x 3 bedroom dwelling with separate 1 x bedroom annex. Plots 8 – 16 have cart shed style car ports.

Access via the existing farm lane, that adjoins the northern side of the B3401.



Plot Plan

Plot Numbers	Property Type	Parking	Bedrooms	Area (sq metres)
1	Semi-Detached House	Parking	2	111
2	Semi-Detached House	Parking	2	103
3	End of Terrace House	Parking	2	97
4	Mid Terrace House	Parking	2	105
5	End of Terrace House	Parking	2	97
6	Semi-Detached House	Parking	2	103
7	Semi-Detached House	Parking	2	111
8	Link Detached House	Car Port	3	158
9	Link Detached House	Car Port	3	158
10	Detached House	Double Car Port	3	159
11	Detached House	Car Port	3	157
12	Detached Bungalow	Double Car Port	3	117
13	Semi-Detached Bungalow	Car Port	3	121
14	Semi-Detached Bungalow	Car Port	3	121
15	Detached House + Annex	Double Car Port	3 + 1 bed Annex	152
16	Detached House	Car Port	3	157
			Total Square Metres	2027

Each property will benefit from generous gardens.

Site Plan



Plot 1 & 7 – Semi Detached House

Plot 1



Plot 2

Ground Floor

Entrance Hall

Kitchen / Dining Area

5.5m x 4m / 18' x 13'1"

Living Room

5.5m x 3.6m / 18' x 11'10"

Cloakroom

Plot 1



Plot 2

First Floor

Bedroom 1

5.5m x 3.6m / 18' x 11'10" (max)

Bedroom 2

3.5m x 4.1m / 11'6" x 13'5"

Bathroom

Plot 2 & 6– Semi Detached House

Plot 2



Plot 6

Ground Floor

Entrance Hall

Kitchen / Dining Area

3.6m x 5.5m / 11'10" x 18'

Living Room

3.6m x 5.5m / 11'10" x 18'

Cloakroom

Plot 2



Plot 6

First Floor

Bedroom 1

3.6m x 5.5m / 11'10" x 18'

Bedroom 2

3.6m x 3.5m / 11'10" x 18'

Bathroom

Plots 3 & 5 End of Terrace Houses



Ground Floor

Entrance Hall

Kitchen / Dining Area

5m x 3.6m / 16'5" x 11'10"

Living Room

5m x 3.6m / 16'5" x 11'10"

Cloakroom

First Floor

Bedroom 1

5m x 3.6m / 16'5" x 11'10" (max)

Bedroom 2

3m x 3.4m / 9'10" x 11'2"

Bathroom

Plot 4 – Mid Terrace House

Plot 4



Plot 4



Ground Floor

Entrance Hall

Kitchen / Dining Area

3.6m x 5.5m / 11'10" x 18'

Living Room

3.6m x 5.5m / 11'10" x 18'

Cloakroom

First Floor

Bedroom 1

3.6m x 5.5m / 11'10" x 18'

Bedroom 2

3.6m x 3.5m / 11'10" x 18'

Bathroom

Plots 8 & 9 – Link Detached Houses

Ground Floor

Entrance Hall

Kitchen / Dining Area

5.5m x 5m / 18' x 16'5" (max)

Living Room

5m x 3.6m / 16'5" x 11'10"

Utility Room

3.1m x 1.8m / 10'2" x 5'11"

Bedroom 3

4.1m x 3.4m / 13'5" x 11'2"

Study

3m x 3.1m / 9'10" x 10'2"

Shower room

Bathroom

First Floor

Bedroom 1

4.1m x 5m / 13'5" x 16'5" (max)

Shower room

Bedroom 2

5m x 3m / 16'5" x 9'10"

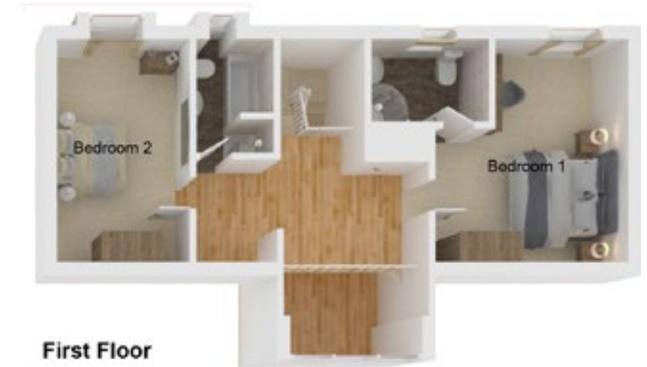
Bathroom

Plot 8



First Floor

Plot 9



First Floor



Ground Floor

Ground Floor

Plot 10 – Detached House

Ground Floor

Entrance Hall

Kitchen / Dining Area

5m x 5.5m / 16'5" x 18'

Living Room

5.2m x 3.6m / 17'1" x 11'10"

Utility Room

3.1m x 1.5m / 10'2" x 4'11"

Bedroom 3

5m x 3.6m / 16'5" x 11'10" (max)

En-suite Shower Room

Study

3.9m x 3m / 12'10" x 9'10"

Cloakroom

First Floor

Bedroom 1

5m x 5m / 16'5" x 16'5" (max)

En-suite shower room

Bedroom 2

4.1m x 5m / 13'5" x 16'5" (max)

Bathroom



Plots 11 & 16 – Detached Houses



Ground Floor

Entrance Hall

Kitchen / Dining Area

5m x 3.7m / 16'5" x 12'2"

Living Room

5m x 3.6m / 16'5" x 11'10"

Utility Room

3.1m x 1.9m / 10'2" x 6'2"

Bedroom 3

4.1m x 3.4m / 13'5" x 11'2"

Study

3m x 3.1m / 9'10" x 10'2"

Shower room

First Floor

Bedroom 1

4.1m x 5m / 13'5" x 16'5" (max)

En-suite shower room

Bedroom 2

5m x 3m / 16'5" x 9'10"

Bathroom

Plot 12 – Detached Bungalow



Ground Floor

Entrance Hall

Kitchen / Dining Area

6.2m x 4m / 20'4" x 13'1" (max)

Living Room

5.5m x 4m / 18' x 13'1"

Utility Room

2.1m x 2.9m / 6'11" x 9'6"

Bedroom 1

4m x 5.3m / 13'1" x 17'5"

En-suite shower room

Bedroom 2

3.4m x 4m / 11'2" x 13'1"

Bedroom 3

3m x 2.8m / 9'10" x 9'2"

Bathroom

Plots 13 & 14 – Semi Detached Bungalows



Ground Floor

Entrance Hall

Kitchen / Dining Area

6.9m x 4m / 22'8" x 13'1"

Living Room

5.5m x 4m / 18' x 13'1"

Utility Room

2.55m x 3.7m / 8'4" x 12'2"

Bedroom 1

5.3m x 4m / 17'5" x 13'1"

En-suite shower room

Bedroom 2

3.4m x 4m / 11'2" x 13'1"

Bedroom 3

3m x 2.8m / 9'10" x 9'2"

Bathroom

Plot 15 – Detached House

Ground Floor

Entrance Hall

Kitchen / Dining Area

4m x 7m / 13'1" x 22'11"

Living Room

4m x 6m / 13'1" x 19'8"

Utility Room

2.5m x 2.4m / 8'2" x 7'10"

Study

3.5m x 2.9m / 11'8" x 9'6"

Snug

3.5m x 3m / 11'8" x 9'10"

First Floor

Shower Room

Master Bedroom

4m x 4.1m / 13'1" x 13'5"

Ensuite shower room

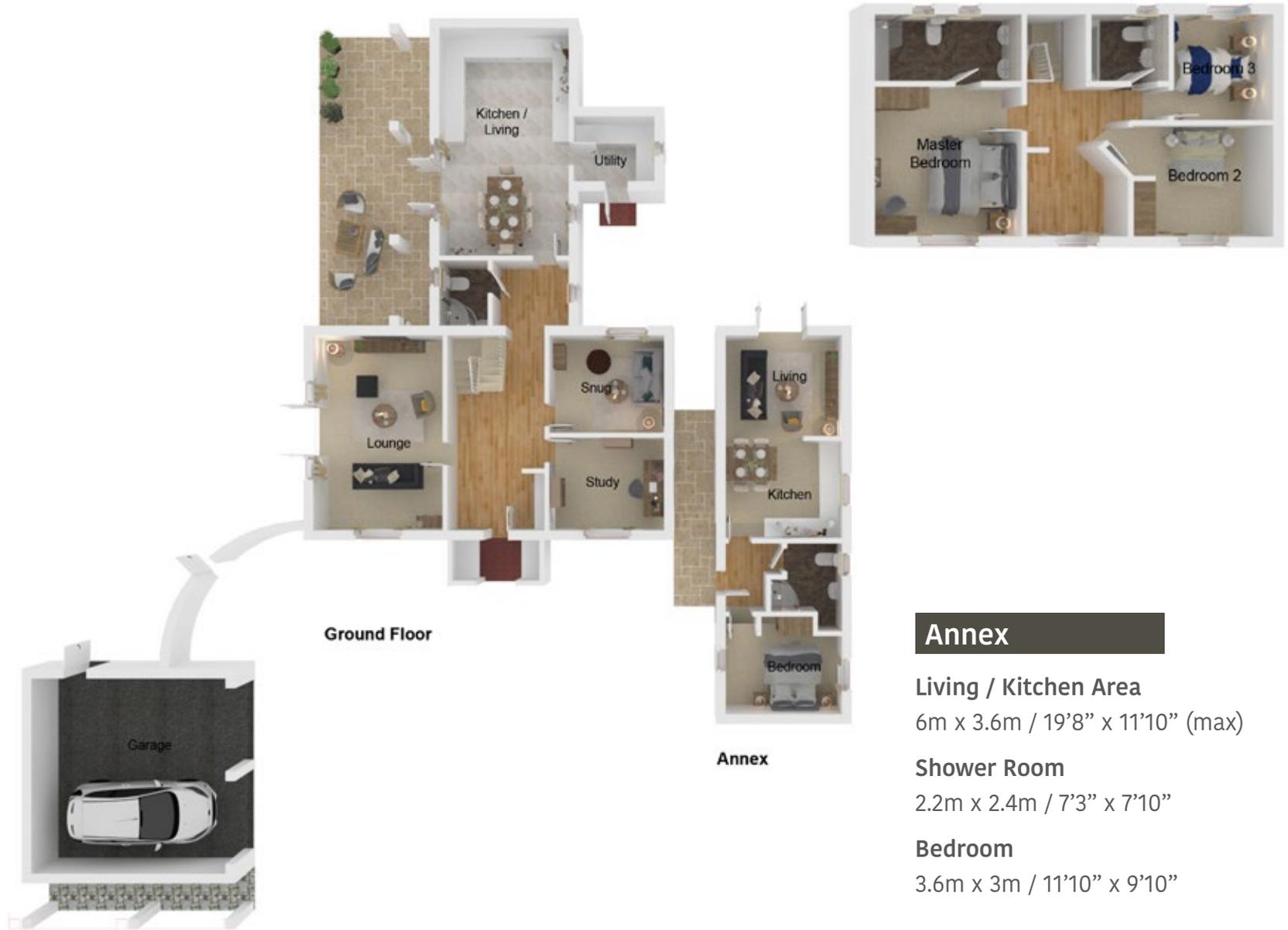
Bedroom 2

3.8m x 3m / 12'6" x 9'10"

Bedroom 3

2.4m x 2.9m / 7'10" x 9'6"

Bathroom



Annex

Living / Kitchen Area

6m x 3.6m / 19'8" x 11'10" (max)

Shower Room

2.2m x 2.4m / 7'3" x 7'10"

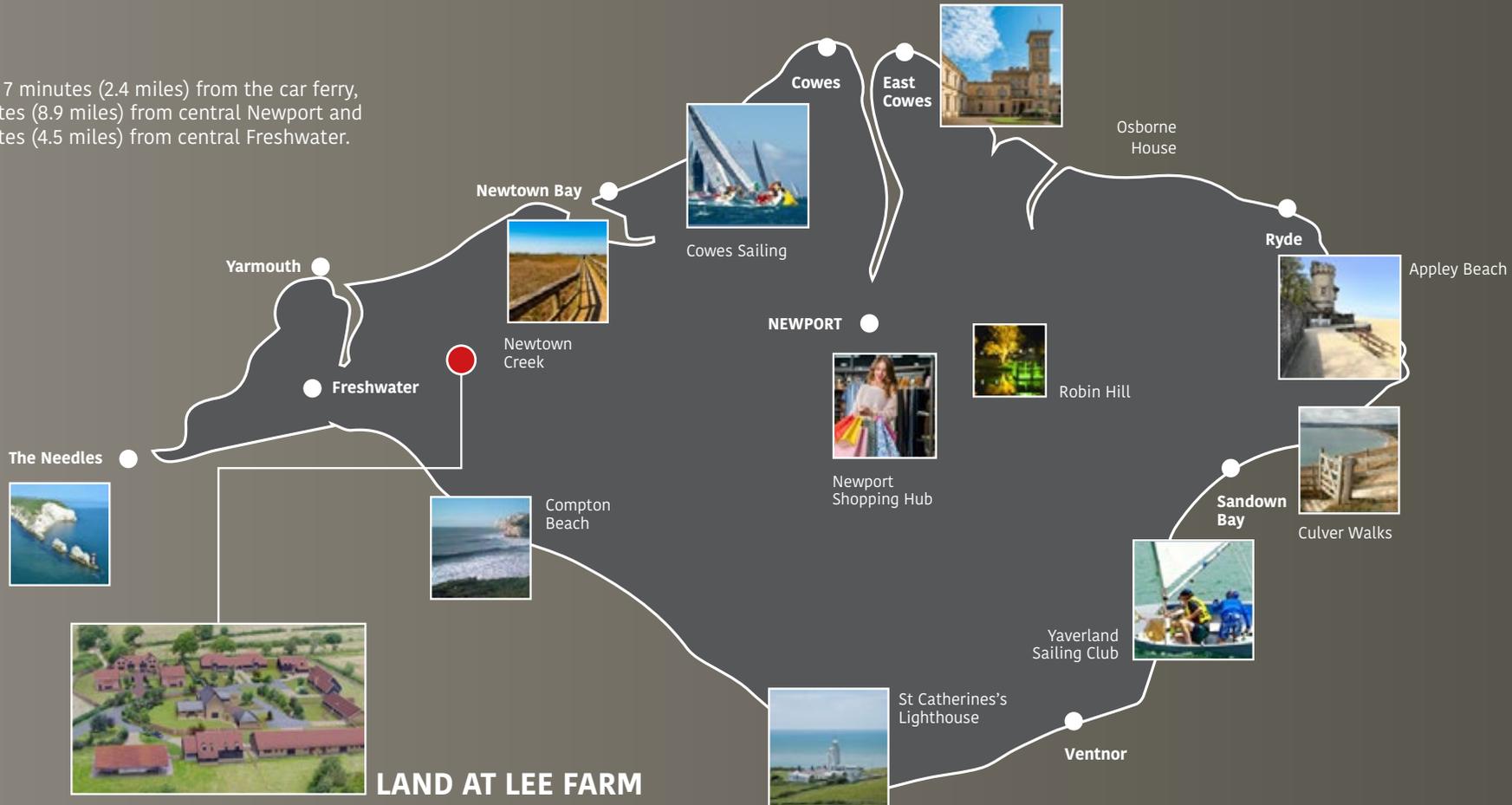
Bedroom

3.6m x 3m / 11'10" x 9'10"

LAND AT LEE FARM

MAP

Located 7 minutes (2.4 miles) from the car ferry,
21 minutes (8.9 miles) from central Newport and
12 minutes (4.5 miles) from central Freshwater.



To register your interest in this land for development
please contact:

Hose Rhodes Dickson:

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Spence Willard:

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