

# SPENCE WILLARD



Plot 3 Woodpecker Drive, Norton Green, Isle of Wight, PO40 9GH

**Nestled within the picturesque hamlet of Norton Green is this good sized, building plot with adjacent services and planning permission to build a four bedroom detached house.**

#### **DESCRIPTION**

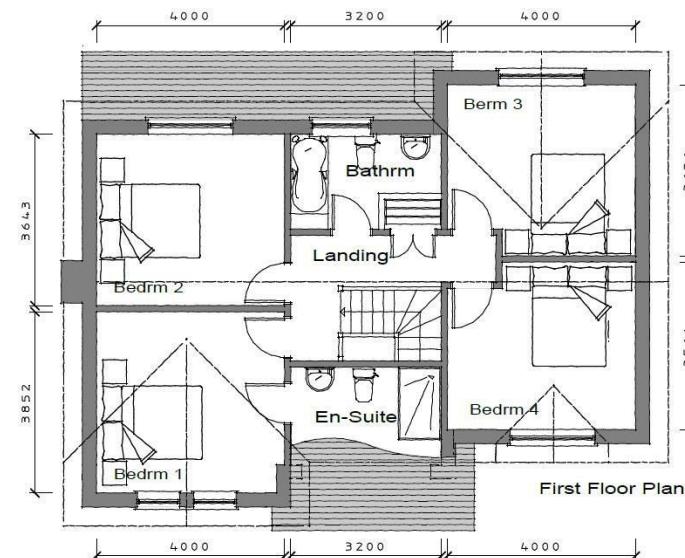
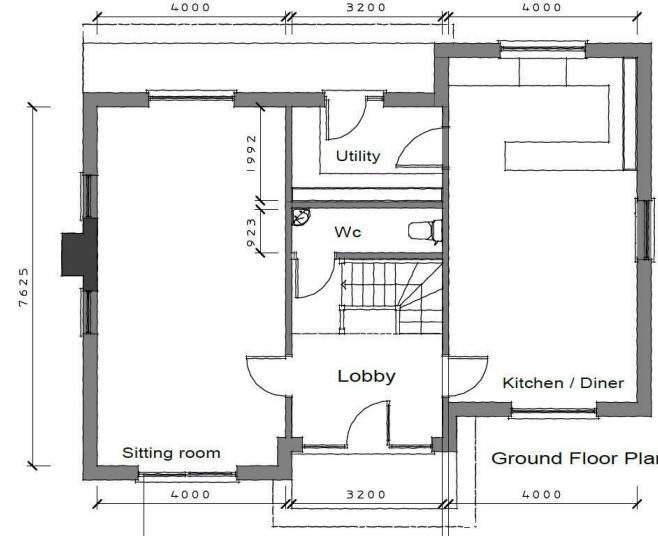
Plot 3, Woodpecker Drive represents an outstanding opportunity for individuals seeking to construct a bespoke residence, thoughtfully designed to accommodate contemporary family living and featuring an elegant combination of materials across its façades. The plot forms part of a select development approved under planning reference 20/00779/FUL (PP-08650316), granting permission for the creation of seven distinctive detached properties. Current planning consent allows for a dwelling of approximately 168 square metres, positioned on the largest plot within the development.

#### **LOCATION**

The hamlet of Norton Green, much of which lies within a designated Conservation Area, enjoys a secluded setting approximately one mile from the village of Freshwater, which offers a comprehensive range of shops, services, and amenities. The surrounding area boasts several attractive beaches, extensive protected downland and coastal walks, as well as the SSSI-designated Afton Nature Reserve and the Yar Estuary. Additionally, the harbour town of Yarmouth, with its mainland ferry connections and renowned sailing facilities, is located within a five-minute drive, making this a highly desirable and conveniently situated location.

#### **VIEWINGS**

Strictly by appointment with the selling agent Spence Willard



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