

SPENCE WILLARD
NEW HOMES & DEVELOPMENT



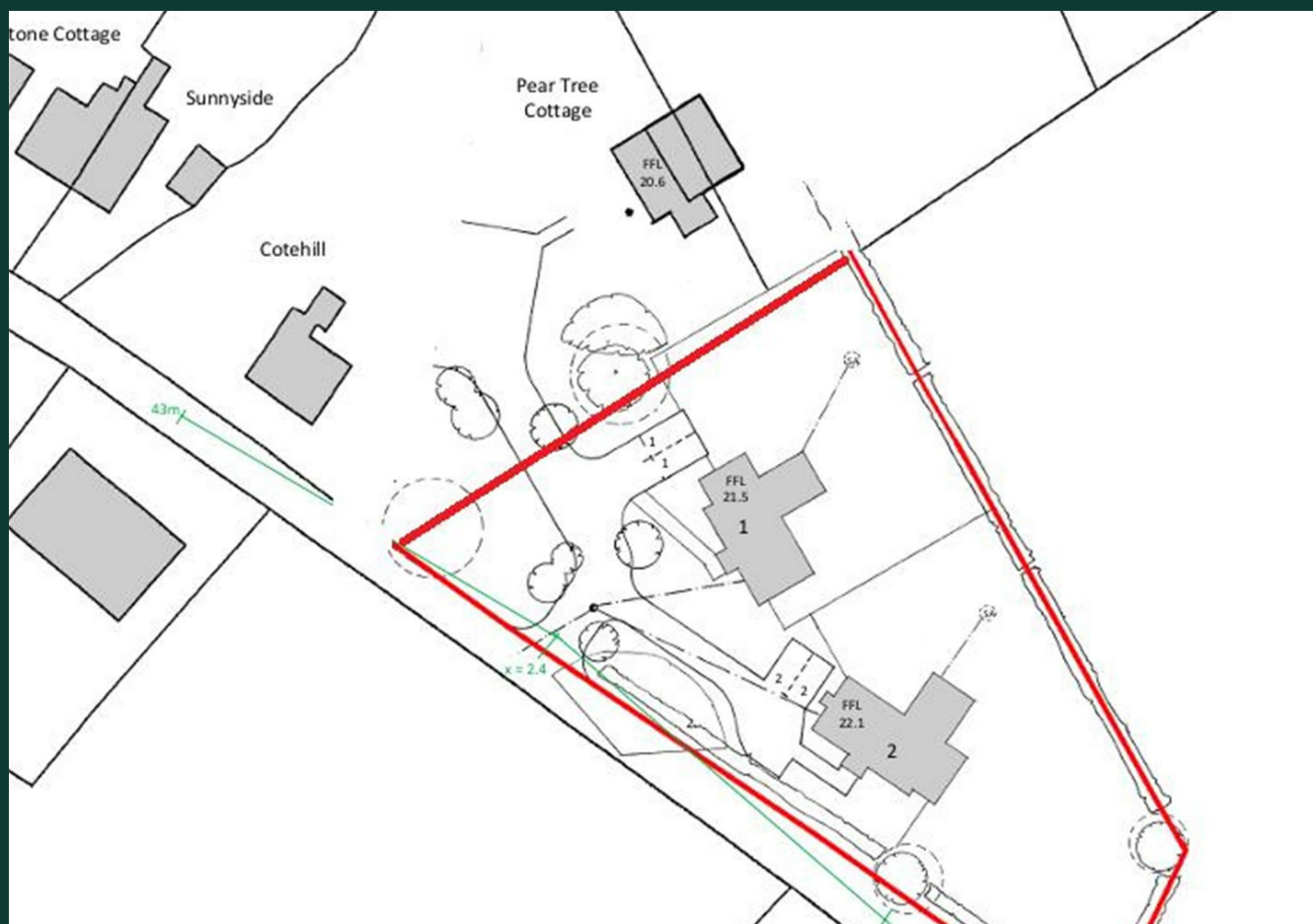
Front (Southwest) Elevation

Building Plots adjacent to Pear Tree Cottage, Pallance Lane, Cowes, Isle of Wight

Opportunity to acquire two fabulous building plots with planning consent for two spacious homes sat in over 1/2 acre, enjoying magnificent countryside views in a quiet sought-after location.

VIEWING

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PLOTS

An attractive rural setting sat in over ½ acre with stunning southwest facing views bordered on one side by mature native trees and natural hedging.

As shown on the plans the proposed two properties consist of a spacious hallway with built in storage cupboards, generous size open plan kitchen and dining area, utility room, downstairs cloakroom, large separate sitting room. First floor accommodation comprising 3 bedrooms with a generous master bedroom with ensuite bathroom and separate family bathroom. Off road parking and driveway.

The plots are located only 5 minutes' drive from the centre of Cowes and situated in a quiet position with access to walks in the surrounding countryside. There is a well-regarded sailing club in Gurnard, suitable for all the family, and the bay provides a great spot for an array of water-based activities such as sailing, paddle boarding, swimming and kite surfing.

Nearby Cowes is an internationally renowned sailing mecca with several marinas and yachting events throughout the year. The vibrant town provides a wider range of amenities on its popular high street, with an array of independent shops and restaurants, as well as a frequent passenger ferry service to Southampton with onward connections to London.

PLANNING permission granted under reference P/O1577/17 in January 2019 and benefits from extant permission. Details can be viewed at <https://publicaccess.iow.gov.uk/online-applications/search.do?action=simple&searchType=Application>

TERMS Subject to a Section 106 Agreement

SERVICES We are informed that there are no services connected to the plot, however, we have been made aware that mains services are available within close proximity of the plot. An electricity connection quote has been obtained.

TENURE Freehold

LOCAL AUTHORITY Isle of Wight Council

POSTCODE PO31 8LT

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



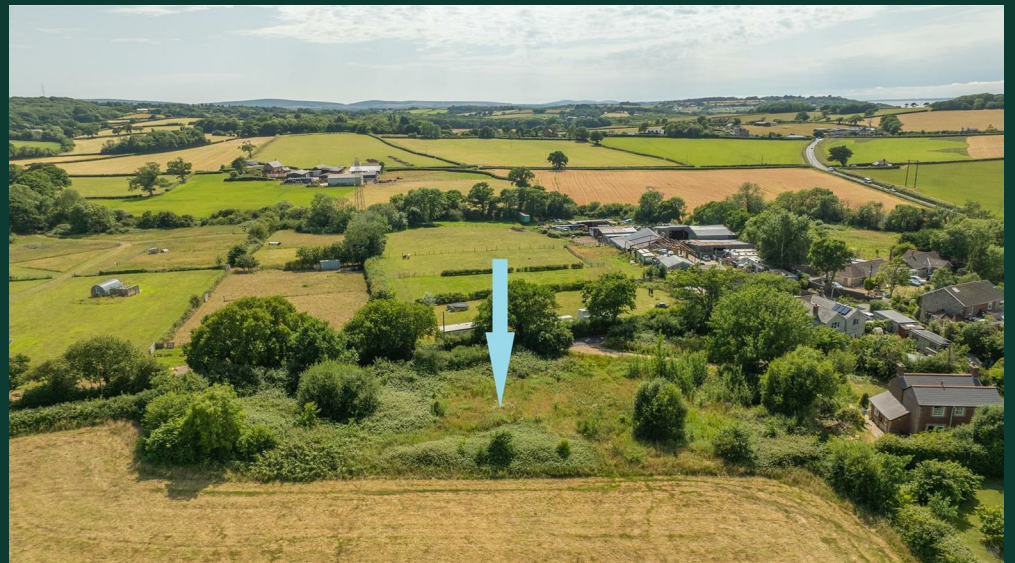
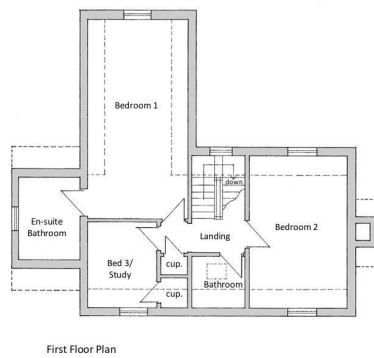
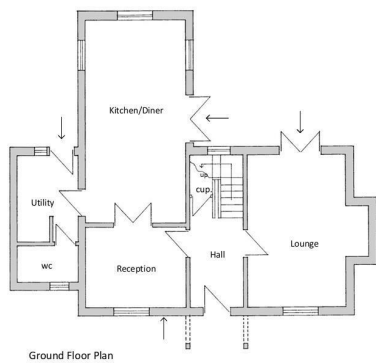
Rear (Northeast) Elevation



Front (Southwest) Elevation



Rear (Northeast) Elevation



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