



STREET SCENE 1:100



LOCATION PLAN 1:1250

0 10 20 30 40 50 60 70 80 90 100

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Drawing Number		22/20004
Drawing Title		LOCATION PLAN
Project	IND. DWELLINGS	
Client	H&S	
Application Site	LAND AT	
NEWPORT		NOKE COMMON
15M OF RIGHT		
Date	Scale	Drawn
01/23	A1	1:100
		2:500

HOLLIS DESIGN

Drawn by: S&P, H&S & S&B

Full High Street
Green
Use of High Street
Green Street

Noke Common

Newport

£150,000 per plot



Available choice of one of three building plots. Located within Noke Common in rural Newport, near-neighbours with Parkhurst Forrest, and yet still just minutes into Newport Town Centre. Full Planning Permission granted 2023 which can be viewed on the council website using reference: 22/01471/FUL



Plot 1 13.6m x 80m

Detached House with 4 Double Bedrooms, 2 Bathrooms, Garage, and Large Gardens.

Approx Site Size: 13.6m x 80m

Approx Finished Property Size: 140m2 (GIA)

Estimated Build Cost: £250,000 Estimated

Resale Value: £500,000

Plot Price: £150,000

Plot 2 12.1m x 80m

Detached House with 4 Double Bedrooms, 2 Bathrooms, Garage, and Large Gardens.

Approx Site Size: 12.1m x 80m

Approx Finished Property Size: 140m2 (GIA)

Estimated Build Cost: £250,000

Estimated Resale Value: £500,000

Plot Price: £150,000

Plot 3 12.1m x 80m

Detached House with 4 Double Bedrooms, 2 Bathrooms, Garage, and Large Gardens.

Approx Site Size: 12.1m x 80m

Approx Finished Property Size: 140m2 (GIA)

Estimated Build Cost: £250,000

Estimated Resale Value: £500,000

Plot Price: £150,000

Additional Land to Rear 47.8m x 80m

There is additional land to the rear (blue), currently used as a pony paddock, plus an access strip on land down the west side of the site (grey) - see plan. Available by separate negotiation only if buying plots. £75,000

Viewing

Strictly by appointment only. The site is locked and contains livestock. All interested parties are advised to wear suitable safety footwear when attending their viewing.

Tenure: **Freehold**

Council Tax Band: **TBC**

EPC Rating: **NA**



Site Plan - for diagrammatic purposes only

NB: As with all new build dwellings, there is a S106 contribution to be paid to the council. Estimated circa £13k per property. Details available on request.

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