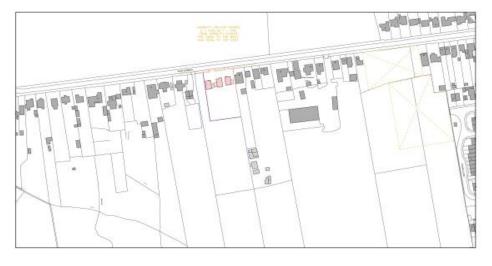


STREET SCENE 1100



LOCATION PLAN 11250

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 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

Viewina

NB:

Estimated

property. request.

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

As with all new build dwellings,

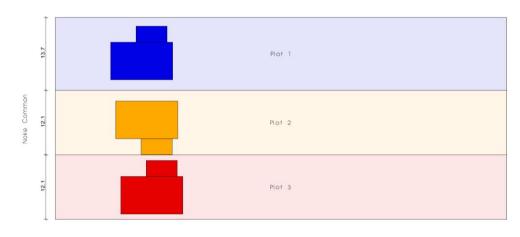
there is a S106 contribution to

be paid to the council.

circa £13k

Details available on

per



Site Plan - for diagramatic purposes only

Lancasters Estate Agents 65 High Street | Cowes | Isle of Wight | PO31 7RL 01983 209020 Homes@Lancasters.org

88 8 (and 47.8m x 80m **B** B 80

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(maus)

These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.