

SCOTCHER & CO

C O M M E R C I A L

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AN EDGE OF TOWN CENTRE SITE FOR SALE WITH PLANNING CONSENT, IF REQUIRED, FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT BUT ALSO SUITABLE FOR ALTERNATIVE USES



**SITE AT
1 BLACKHOUSE QUAY
LITTLE LONDON
NEWPORT
ISLE OF WIGHT
PO30 5YH**

A rare and unusual opportunity to purchase this open site with current outline planning consent for construction of 21 flats coupled with three commercial business units, all with a flood evacuation route, under application reference number P/00959017.

The site is situated just to the north of the main Town Centre of Newport, between that and the busy Riverway Industrial/Trading Estate, and close to the River Medina with the expectation that the upper floors of any development will enjoy riverside views.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy. Opportunities such as this are unusual, therefore early interest is strongly encouraged. Further details are as outlined overleaf.

PRICE GUIDE – £450,000 + VAT

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.
All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

THE SITE

Is level and in the most part with concrete coverage, the previous buildings having been demolished some while ago. The site enjoys a frontage to Little London of some 101ft (30.8m) x an overall depth of some 56.5m (185ft), thereby providing some 18,685ft² (1,736m²).

The site is currently used for overspill car parking; however, in addition to the potential development options, there are clear possibilities for alternative uses.

PLANNING

Outline planning consent was granted on 15th August 2018 for construction of 21 flats and three commercial business units, all with a flood evacuation route. A copy of that consent and various plans and other information, such as ground testing results, can be made available upon request to bona fide applicants and/or their professional advisors. The attached overhead plan shows the site in the context of its near neighbours. Interested applicants may wish to make further enquiries regarding the consent or alternative uses of the IW Planning Unit on 01983 823552.

RATEABLE VALUE

From April 2023 – Not Listed. / UBR 2023/2024 @ 49.9p in the £.
Applicants may make enquiries of the Rating Office on 01983 823920.

EPC

Not applicable.

SERVICES

Interested applicants are advised to make their own enquiries in respect of available services to the site, if necessary.

TENURE

Understood to be Freehold.

PRICE GUIDE

£450,000 + VAT

POSSESSION

Upon legal completion.

LEGAL COSTS

Each party to bear their own in respect of the sale.

VAT

Will Apply.

VIEWING

VERY STRICTLY by appointment and WITH CARE via the agents, through whom all discussions and negotiations must be conducted.

REFERENCE

102023/SiteAtLittleLondon-Newport/3-Nov-25

OVERHEAD AREA PLAN

Not to scale, and for identification purposes only.

