**SUBSTANTIAL DEVELOPMENT OPPORTUNITY NITON IW**

- Land allocated under the new LDF Policy for proposed development of 20 units, historically the development number had been significantly higher.
- Land runs to approximately 2.1 hectares (5.2 acres) subject to final confirmation without planning permission in place.
- Information on the site can be found on the Isle of Wight Council website under LDF059 Lady Acre Farm, Niton.
- For Sale with "offers invited" for the Land.

**LOCATION**

The Land at Lady Acre Farm is located in Niton, a desireable and attractive village to the South of the Isle of Wight with the proposed site nestling within the developed area of of Niton, effectively filling in a currently open area. Please see plan overleaf for further detail. Niton itself has a population of circa 1,100 inhabitants, supports two pubs, 2 local shops, post office, pharmacy, village hall, Parish Church & Methodist Chapel. It is arguably within walking distance of local beaches/the sea and within easy reach of Ventnor, its largest neighbour. It is also within easy striking distance of the Island's County Town of Newport.

**DESCRIPTION**

Substantial site initially proposed of up to 2.1 hectares (5.2 acres) to be confirmed, as the Isle of Wight Council have dramatically reduced the number of properties they would allow on the site from what was initially proposed. According to the Isle of Wight website, the revision in April 2014 to the LDF was for 20 units on the site but originally when the LDF was first conceived, 100 to 200 units were suggested for the site. The site does not currently benefit from planning permission for residential use.

**TERMS**

For Sale with "Offers Invited" for the site.

**VIEWING**

Strictly by appointment with sole agents Gully Howard Chartered Surveyors. Contact Gavin Chambers or Jane Bauldry on 01983 822555.

E: gchambers@gullyhoward.com or jbaldry@gullyhoward.com

Under no circumstances should any direct approach be made to personnel on site as they will be unable to assist you.
Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.