

For Sale

RESIDENTIAL DEVELOPMENT OPPORTUNITY

3.39 hectares (8.37 acres)

- East of Ryde town centre
- Bordered on two sides by existing residential development
- Access from the B330

**Appley Road, Ryde
Isle of Wight**

**For Sale by Informal Tender with
initial Expressions of Interest
required.**

Closing Date for bids Thursday 02 November
2017 2pm

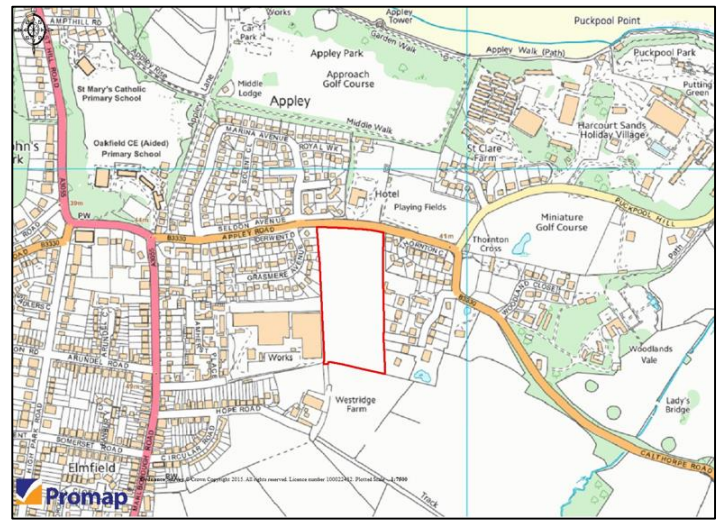
Eleanor Hussey
023 8038 5612 / 07813 338526
eleanor.hussey@eu.jll.com

Jll.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.





The Opportunity

The site is located within the built up area of Ryde and is bordered on two sides by existing residential development. Accessed from the B3330.

Description

The site is currently undeveloped farmland and sits immediately to the south of the B3330 Appley Road opposite the historic Appley Manor Hotel.

The site of approximately 3.39 hectares (8.37 acres) is rectangular in shape rising gently southwards from the B3330. The northern boundary is formed by the B3330 which currently provides the only access to the site via a farm gate.

The western and eastern boundaries face onto residential development (Elmfield). The southern boundary faces onto farmland.

There are no trees within the site, which is bordered on all sides by significant hedgerows and some specimen deciduous trees, mainly oak and ash.

Location

Located to the east of Ryde town centre, the second largest town on the Isle of Wight, the site is in a semi-rural location on the outskirts of Appley which forms part of the Ryde conurbation known for its beaches and dramatic views across the Solent to Portsmouth immediately to the north.

Planning

The property falls within the jurisdiction of the Isle of Wight Council. Development policies are contained within the Island Plan Core strategy and Development Management Plan Document adopted by the Isle of Wight Council on 21 March 2012.

The site is currently used for agricultural purposes and is not allocated for any other use within the adopted unitary plan for the Isle of Wight.

Tenure

The site is held freehold under Title IW60905 by The Abbeyfield Society.

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of

or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.