



Veronica, New Road, Wootton Creek, Isle of Wight

A creekside property with slipway offering great potential and wonderful views.

Guide Price £250,000

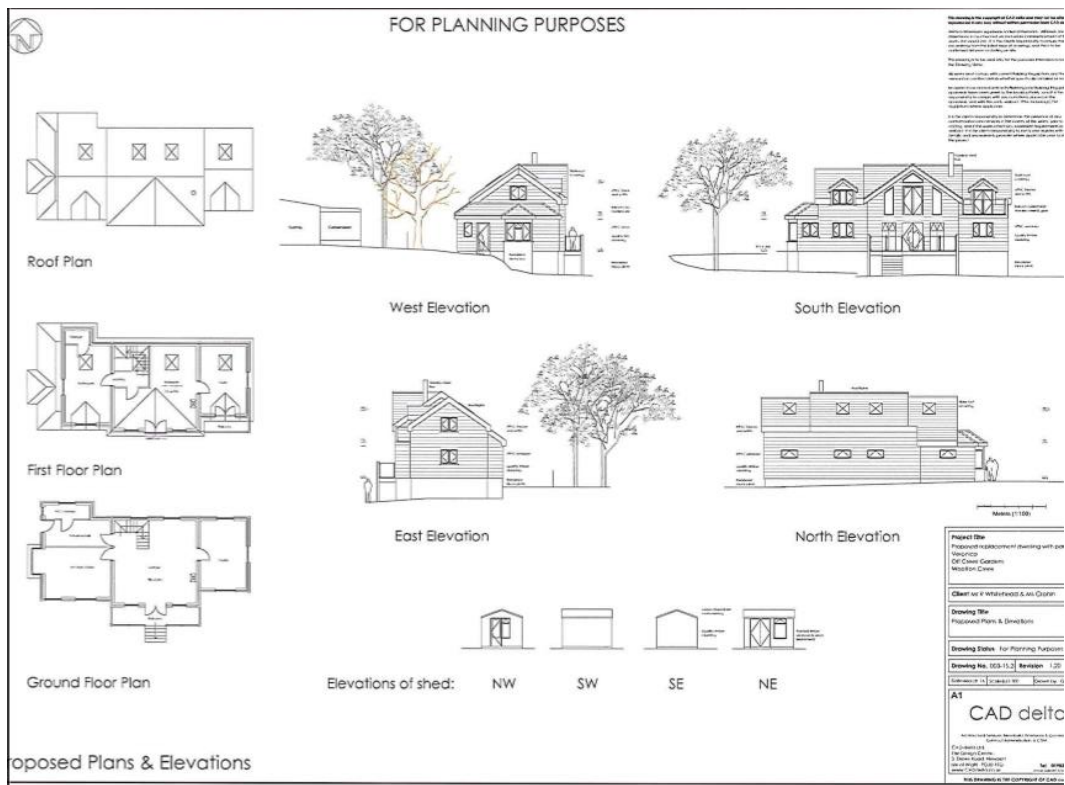


With a creek frontage of approximately 38 metres the property extends to about 0.13 acre. There are a number of basic buildings including a former dwelling converted from a railway carriage and workshop both now in a poor state of repair.

The attractive waterside garden has panoramic views over the creek which attracts a variety of wildlife and there is a slipway. The adjacent property, Suntrap has a right of way over the initial section of driveway to their creekside garden.

A planning application was made for a reasonably substantial replacement dwelling (reference P/00520/16) and involved various reports being carried out such as a tree survey and a flood risk assessment. Whilst consent was refused ("by reason of its position, size (in particular its height) and design with particular reference to the large gable feature and high level of glazing..." There would appear to be a good prospect for achieving consent once these design issues are addressed.

There is potential to lease a mooring on the creek, subject to an application to the Wootton Creek Fairways Association.



Plan submitted for the recent planning application (which was refused)

Services Mains water and electricity. Private drainage.

Directions In Wootton High Street take the turning onto New Road and proceed for 0.5 miles and turn right into Creek Gardens. Proceed straight ahead and bearing right as you leave Creek Gardens, signposted Suntrap, follow the shared drive to the end where Veronica will be found at the end.

Tenure Freehold

Postcode PO33 4JN

Viewings All viewings will be strictly by prior arrangement with the sole selling agents:

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