

LAND TO THE REAR OF THE BUGLE INN

56-57 High Street, Brading, Sandown, PO36 0DQ



Key Highlights

- Freehold development site for sale
- Semi-rural residential location
- Brading street station 0.4 miles to the south east
- Site extends to 1.15 acres
- Adjoining public house unaffected by sale
- Offers invited for the freehold interest with vacant possession
- Potential for redevelopment of the site to provide 11 houses and 10 flats subject to obtain the necessary planning consents

SAVILLS SOUTHAMPTON
1 Grosvenor Square, Southampton
SO15 2BZ

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Location

The site is located on the Isle Of White in the town of Brading. Located 7.7 miles (12.3km) from Newport the main town on the island and 0.4 miles (0.6km) away from Brading station. The location benefits from being on the A30 main road that runs throughout the island from Cowes in the north to Catherine's point in the south and stretching from Yarmouth to Ryde. Cowes, the main port town on the Isle of White, is 12.6 miles (20km) to the north west and offers 94 sailings a day from the port.

The site is located adjacent to The Bugle Inn within a largely residential area. The surrounding area is predominantly green spaces.

Most commercial activity is centred around the high street which has independent shops, pubs and convenience stores.

Description

The site is adjacent to The Bugle Inn providing a substantial development plot which extends to approximately 1.15 acres (0.47 hectares). The site will be provided with vacant possession.

Tenure

Freehold with Vacant Possession.

Price

Offers are invited for our clients
Freehold interest.

VAT & Stamp Duty Land Tax

VAT and SDLT may be applicable at the prevailing rate.





REVISIONS |



**RADLEY
HOUSE**
PARTNERSHIP

CHARTERED
ARCHITECTS

JOB | The Bugle Inn, 56-57 High Street, Brading

DWG | Feasibility Site Plan

S | 1:500

D | Oct 2022

No. | 8181 F04

Development Potential

There may be potential for redevelopment of the site to provide 11 houses and 10 flats as outlined in the above plan, however this is subject to obtaining the necessary planning permissions and consents.

Plots 1-8

8x2 bed semi-detached dwellings extending to 96 sq m (1,033 sq ft) over 2 storeys plus 2 car spaces each

Plots 9-11

3x3 bed terraced dwellings extending to 110 sqm (1,184 sq ft) over 2.5 storeys plus 2 car spaces each

Plots 12-21

10x1 bed flats extending to 48 sq m (517 sq ft) over 3 storeys plus 1 car space each

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Planning

The site and adjoining public house are not listed, nor are they situated within a conservation area.

Viewing

Strictly by appointment with Savills. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Contact

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