

High Tide Yaverland Road, Yaverland, Sandown, PO36 8QP

Price Guide £350,000

EPC Rating: Council Tax Band: New Build

ELLIOTT  
LINCOLN  
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*Reassuringly familiar, refreshingly new*

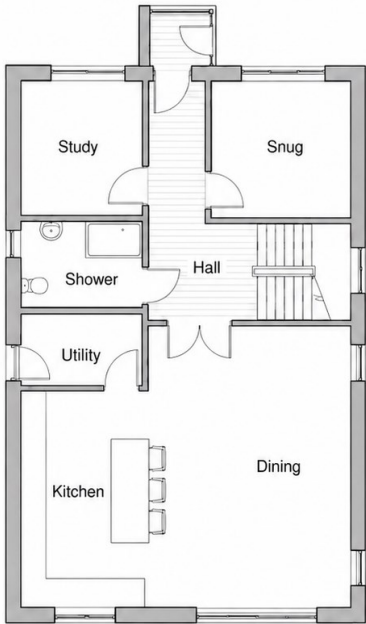


A rare opportunity to create an exceptional new home in one of the Island’s most desirable coastal settings. Occupying an elevated position on the former site of the Sandown Manor Hotel, High Tide will enjoy outstanding sea views across Yaverland Bay and offers self-builders the chance to deliver a striking, individually designed home beside the coast.

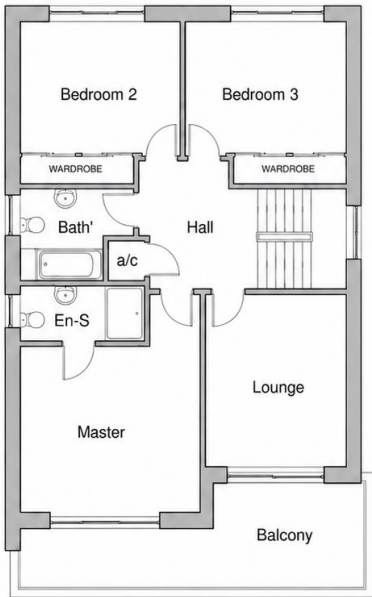
- \* Images of the property are for illustration purposes and are artificially generated.
- \*\* Image of the view is the actual view from where this property will stand.
- \*\*\* Floor area is calculated on architectural plans and not internal measurements.

## PLOT 3

### ILLUSTRATIVE FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |