



Barn & Land Nunnery Lane, Newport

Auction Guide £135,000 - £145,000 plus fees



**Megan Baker**  
Estate Agents





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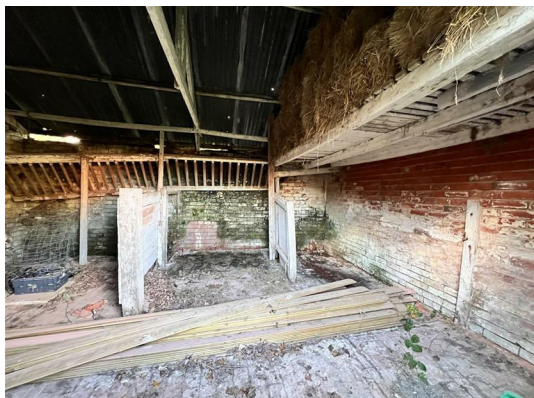
Online Auction 11 February 2026

Measuring 0.21 hectares (0.51 acres) this attractive parcel of land is situated to the south of Newport, the county town of the Island, and enjoys a splendid semi rural location and yet is only two miles from the centre of Newport with all of its shopping and other amenities. The site, which enjoys vehicular access, has a substantial brick-built barn. A previous planning application for Permitted Development, under ref:24/01591/3QPA for conversion to a residential dwelling, was refused by the Isle Of Wight Council with one of the refusal reasons being that the conversion of the building would not comply with national space standards. The inference being that a larger building may have found favour. (Prospective purchasers are advised to read and digest the refusal notice which is available for download with the remainder of the legal pack if potential residential conversion is a motivation for purchase.) The northern boundary of the site is shared with the Deer Farm providing some very attractive and inquisitive neighbours!

Legal pack available here through our joint agents:  
<https://www.cliveemson.co.uk/properties/262/57/>

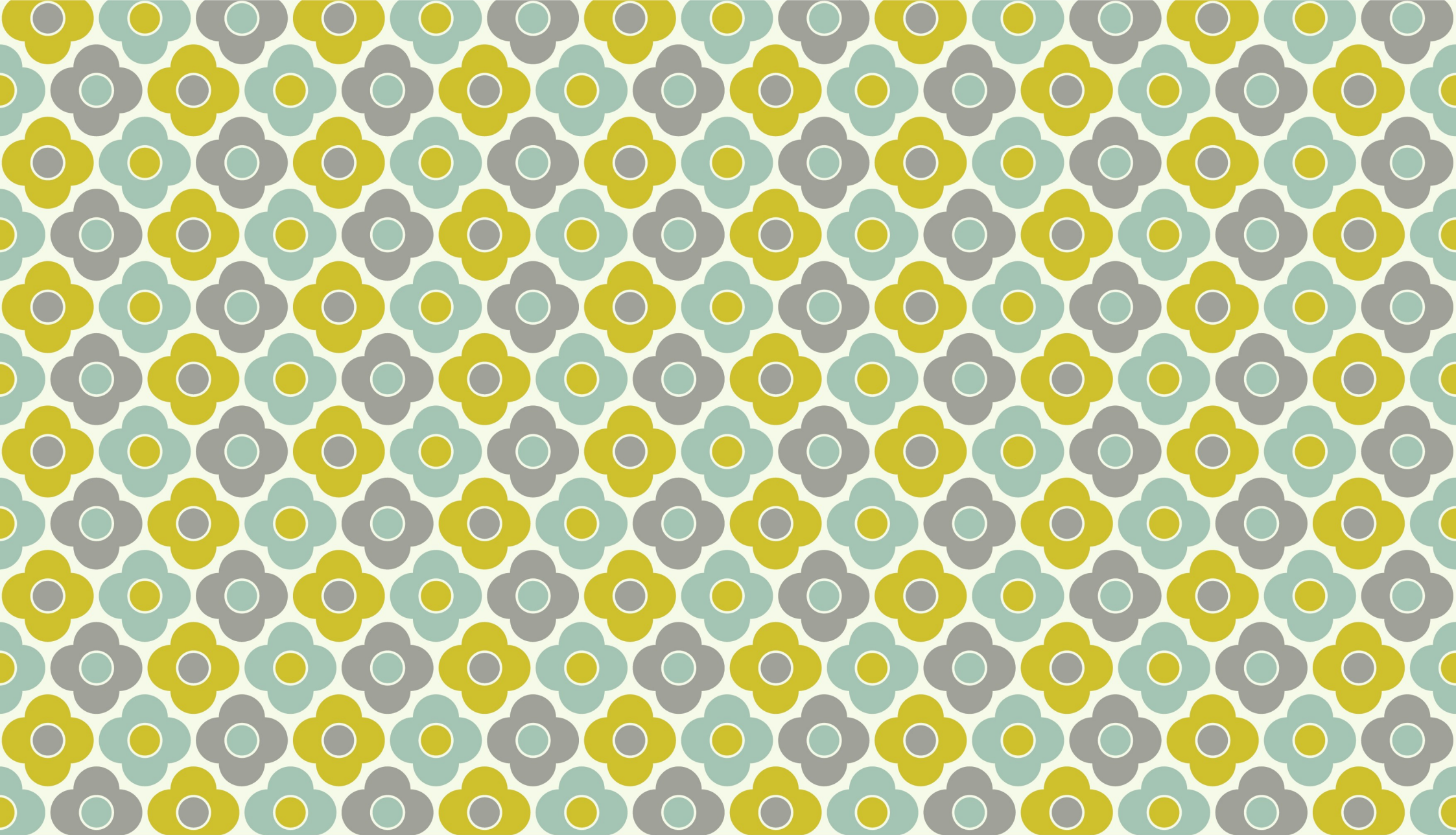






Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)





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Love this property and want to see more?

Call us on **01983 280555**

Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

**Pop in for a chat**

**Megan Baker Estate Agents**

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