

SPENCE WILLARD



Melton Croft Plot, Brighstone, Isle of Wight, PO30 4DX

A one-off opportunity to acquire a significant one 1.2 acre building plot with extant planning permission for a modernist detached house of architectural merit.

VIEWING

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Located on the west side of the highly sought after Gaggerhill Lane and a short walk into the desirable village of Brighstone, Melton Croft offers the new owner(s) the opportunity to construct a spacious, modern house that is designed to take full advantage of the magnificent views across the English Channel and surrounding rural countryside.

The plot offers a unique topography and rises up from Gaggerhill Lane with a sunken vehicular driveway that leads up to where the house will be constructed. The proposed groundbreaking house offers clean and uncluttered lines with a superb minimalist design, which sits perfectly in the breathtaking countryside.

The proposed house will have three double bedrooms all of which will have en-suite facilities and built in storage/dressing areas. The bedrooms are positioned on the ground floor and are of equal size and excellent proportions. Also on the ground floor is an undercroft garage, with the sweeping drive leading straight to it. Stairs lead to the upper ground floor which comprise of a truly impressive kitchen/diner/sitting room with an outside terrace. The open plan formal dining and lounge area is situated on the first floor and is designed with large windows on all sides that offer sea and countryside view in all directions.

This is a spacious plot, which extends to approximately 1.2 acres and backs onto farmland on the western side. Gaggerhill Lane is an unmade road that leads to several houses and offers direct access to superb walks up onto The Downs. Brighstone is positioned in a beautiful part of the Isle of Wight and is designated an Area of Outstanding Natural Beauty.

The property is well located around 15 minutes' drive from the historic harbourside town of Yarmouth which has a range of amenities and a mainland ferry link to Lymington. The country town of Newport is a short drive, and the south west coast of the Island is within a couple of minutes' drive. This heritage coastline offers miles of sandy

beaches, perfect for surfing, swimming and walking.

Planning

The planning permission reference is P/00712/16. Detailed plans can be sent from our Yarmouth office.

Lawful Development Certificate to establish a legal commencement of works on P/00712/16 23/01437/CLEUD which was validated on 14 Aug 2023.

Directions - App: What3Words - [cushy.swerves.willpower](https://www.what3words.com/)

Viewings

Strictly by prior appointment with the sole agent, Spence Willard.



