



PROUDLY PRESENT FOR SALE

Oakleaves

Seaview Lane, Seaview, Isle of Wight PO34 5DG



£365,000
FREEHOLD



Oakleaves provides an enviable opportunity to acquire a plot with approved planning for a spectacular contemporary detached home, arranged to maximise the benefits of the fabulous coastal village location.

- Rare opportunity to self-build in a sought-after area
- Approved planning for a stunning modern home
- Grounds with mature planting already in place
- Planned two en-suite bedrooms, utility room and snug
- Fabulous views over Seaview and on to the sea
- Unrivalled location close to village, beach and yacht club
- Generous plot size of approximately 0.25 acres
- Driveway and drainage already constructed
- Planned open-plan living space leading onto a large terrace
- Parking for two vehicles.

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



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You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Full details of the approved planning with reference 19/01644/FUL can be viewed on the Isle of Wight Council website at <https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=Q2YE57IQIZ200&activeTab=summary>

Opportunities to self-build in this sought-after location are extremely rare, and this plot affords a chance to construct a stunning contemporary home with a fabulous outlook across Seaview and on to the sea. The site benefits from individual drainage, and a substantial driveway, which provides access to this and a neighbouring property, is already in place. Please note that there are no other services currently to the site and will be the responsibility of the new purchaser to install.

As planned, accommodation is arranged to make the most of the site and view, and will comprise of an open plan kitchen, dining and living room leading onto a large terrace, a snug and a bathroom/changing room on the upper ground floor, and two suites, a utility room and an entrance porch on the lower ground floor. Outside, a lawned garden is terraced and a sweeping driveway leads between mature trees to a parking area. To the rear a courtyard will surround the pool, and will also lead on to an outside dining area. To the rear of the plot, a shipping container provides a useful storage unit.

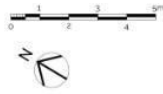
Seaview benefits from all of the amenities of a chic coastal village, including the celebrated Seaview Hotel and Restaurant, the exclusive Sea View Yacht Club, boutique shops, and a fantastic Edwardian promenade surrounded by stunning, family friendly beaches and bays. High speed ferry links with the mainland are only a short distance away in nearby Ryde.

This is an incredible opportunity to build in this location - an early viewing is highly recommended.

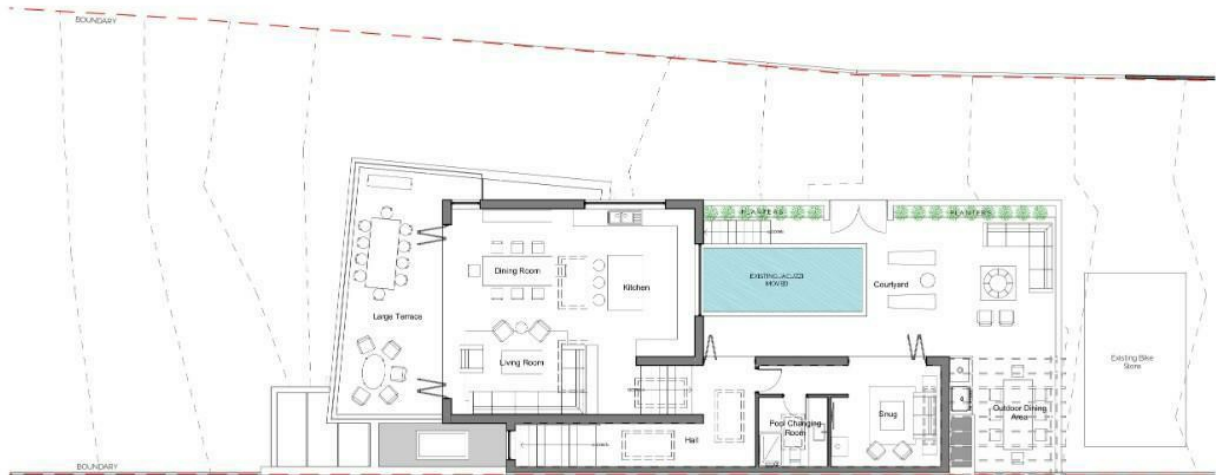
Additional Details

Tenure: Freehold

Council Tax Band: TBC





Proposed Lower Ground Floor Plan



Proposed Upper Ground Floor Plan



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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.