



Residential Development Plot, Adjacent to 1 Glossop Close, East Cowes, Isle of Wight, PO32 6PD



A residential development plot with full planning permission for a four bedroom detached house.

The proposed detached property would comprise an open plan kitchen/diner with utility, lounge, master bedroom with en-suite, three further bedrooms and family bathroom.

- Residential Building Plot
- Full Planning Permission
- Consent for Detached Four Bedroom Dwelling
- Located in the Waterfront Town East Cowes
- Close to Mainland Ferry Connections

Ground Floor - Hall - Kitchen/Dining - Utility - Lounge - W/C

First Floor - Four Double Bedrooms (One En-Suite) - Bathroom - Landing

£150,000 Freehold

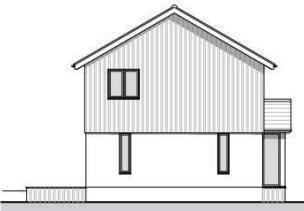




Not to scale



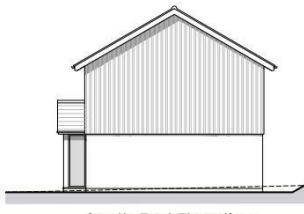
South-West Elevation



North-West Elevation



North-East Elevation



South-East Elevation

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**Material selections**

Roof: grey slate to LPA approval.  
Walls of first floor: local and modern style vertical cladding, colour to LPA approval.  
Walls at ground floor level: 4.5m or equivalent, proprietary through-colour render, colour to LPA approval.  
Windows, bi-fold doors and utility door: dark grey PVC-U front door - composite, colour to client selection.

**Scale Legend**

SCALE 1:100

Revision Date Description

**Richard Mazillius**

1 Kings Road, Bournemouth, Dorset, UK, PO3 3SR

tel: 01202 333333 mobile: 07881 133333 email: richard@richardmazillius.co.uk

Dempsey & Dean Developments LLP

Proposed detached house on land

to rear of 1 Glasson Close, East

Cowes, PO32 4PD

**PROPOSED ELEVATIONS**

Scale Date

1:100 @ A3 July 2024 mm

**23091 104 P2**

PRELIMINARY ISSUE 2

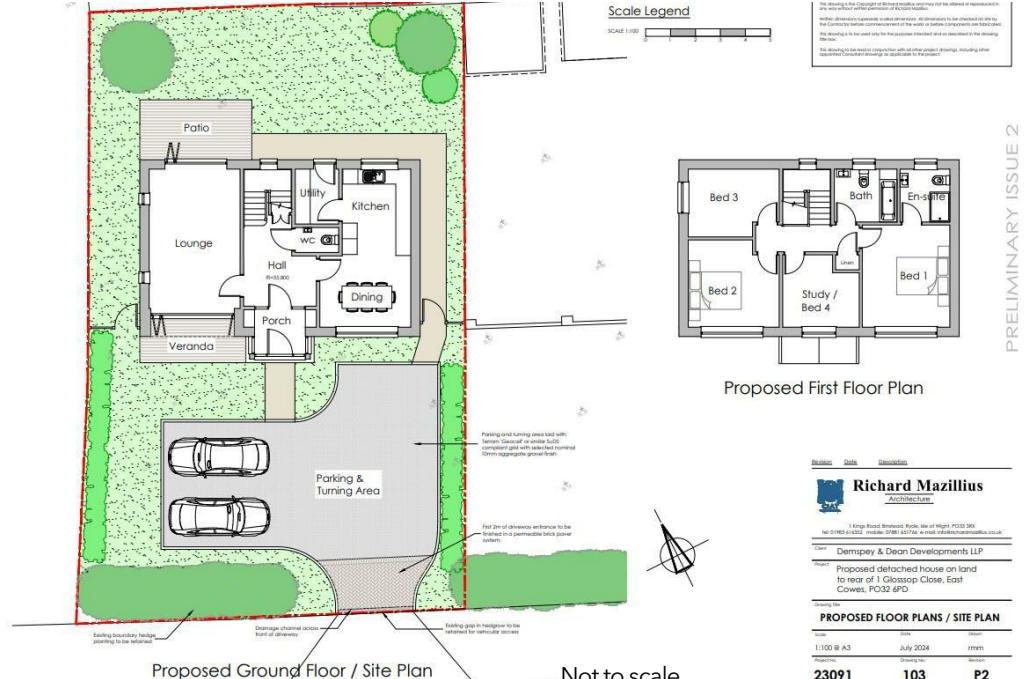
Proposed Ground Floor / Site Plan



**Scale Legend**

SCALE 1:100

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Proposed First Floor Plan

**Scale Legend**

SCALE 1:100

Not to scale

## METHOD OF SALE

The property is for sale by private treaty.

## PLANNING

Full planning permission was granted in February 2025 under reference 24/01510/FUL for a proposed detached house including parking and formation of vehicular access from York Avenue. There are some pre-commencement conditions that will need to be discharged by the Buyer before commencement.

## SECTION 106

The buyer will be obligated, under contract to inherit the contribution for Affordable Housing and Habitat Mitigation applicable as confirmed within the Section 106.

## TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

## RIGHTS OF WAY

There are no public or private rights of way over the property.

## ACCESS

There is a vehicular access into the plot off the public highway, York Avenue.

## SERVICES

We are informed that there are no services connected to the site, however, we are informed that mains services are available within close proximity of the plot - purchasers to make their own investigations.

## COUNCIL TAX

TBC

## EPC

TBC

## WAYLEAVES AND EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other poles whether referred to in these particulars or not.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## FIXTURES AND FITTINGS

BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

## POSTCODE

PO32 6PD

## What3Words

///candidate animator palace

## VIEWINGS

By appointment with BCM Wilson Hill only.

NB These particulars and photos are as at April 2025.

## SELLING AGENT

BCM Wilson Hill – Isle of Wight Office  
Red Barn, Cheeks Farm  
Merstone, Merstone Lane  
Isle of Wight, PO30 3DE  
T – 01983 828805

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.

v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

## Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 16th April 2025

**Isle of Wight**

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iow@bcmwilsonhill.co.uk

**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford

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