



- Building Plot in Coastal Position
- Sea Views from Upper Floors
- Integral Garage, Parking & Boat Space
- House Gross Internal Area 288 sqm & Overall Plot area 1/5 of an acre (approx)
- Planning Approved for Substantial Detached Property
- Perfect Self-Build Holiday Home
- 150 Yards from Beach
- Accommodation Proposed over Three Floors
- South facing Balcony
- Walking Distance to Sailing Club & Village Centre

Proposed Dwelling at Off Duver Road, Seaview, Isle of Wight, PO34 5AQ

Offers In The Region Of  
£650,000



We are pleased to offer for sale an exceptionally rare opportunity to purchase a generous 1/5 of an acre approx building plot in a wonderful coastal position. The plot has an exclusive gated entrance and is sat with the nesting grasslands of Hersey Nature Reserve to one side and is a short stroll from the beaches at Seaview. Full residential planning permission has been granted under 23/00360/FUL, to demolish the existing building and replace with a brand new three storey detached home designed to enjoy the sea views that this lovely position affords. Whether you are looking for a self-build holiday home or a development opportunity this plot is sure to appeal.

Access to this individual home will be via Pond Lane, a short access road leading to only three other equally impressive properties. The briefest of walks along Salterns Road and Bluett Avenue will lead you to the Sailing Club, restaurants and bars in the village centre. The new home has sufficient space for a for a boat with a trailer to the side and both the garage and ground floor store room offer helpful space for sailing equipment and clothing.

The proposed clever design sees the ground floor committed to ancillary rooms and facilities such as the home gym and sauna. All of the four en suite bedrooms occupy the 1st floor leaving the 2nd floor for stylish open plan living/dining/kitchen space including a south facing balcony.

There are services on site already supplying the existing offices and living accommodation although the purchaser must make their own enquiries as to the suitability for the new build. The site is completely level and has good access via Pond Lane for deliveries and site traffic.



Proposed Block Plan

Proposed Front Elevation West



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Proposed Rear Elevation South



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# Accommodation

## Proposed Layout

Ground Floor

Entrance Lobby

Day Room

Gym

Sauna Room

Shower Room

Utility Room

Store Room

Garage

1st Floor Landing

Bedroom

En Suite

Bedroom

En Suite

Bedroom

En Suite

Bedroom

En Suite

2nd Floor Landing

Open Plan Living Space

Including lounge, dining space and kitchen.

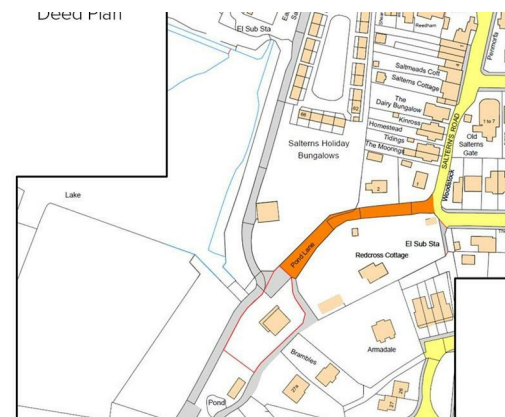
South Facing Balcony

Integral Garage

Parking

Gardens

Gardens will sweep around the property on all sides



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**Council Tax**

TBC

**Tenure**

Freehold

**Construction Type**

New Build

**Flood Risk**

Low Risk of Sea or River Flooding. Medium Risk of Surface Water Flooding.

**Broadband Availability**

Wightfibre and Openreach networks. Ultrafast fibre available in postcode.

**Mobile Coverage**

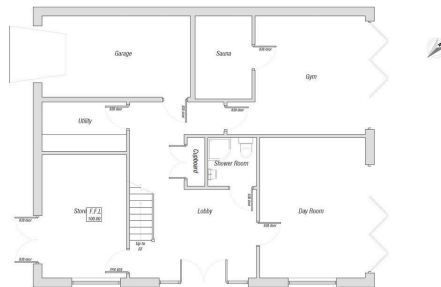
Limited coverage EE, O2 & Vodafone

**Services**

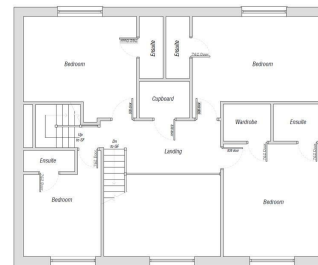
Unconfirmed electric, water, drainage & broadband. The purchaser should make their own enquiries as to the suitability of the services for the proposed build.

**Agents Note**

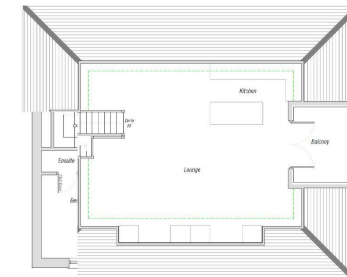
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



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

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....