



- Flood Damaged Detached House/Plot For Sale
- Potential to Demolish & Rebuild, Redesign or Upgrade Drainage(subject to permissions)
- Central to Binstead Village Position
- No Onward Chain
- 4 Bedrooms & 3 Bathroom Accommodation
- Generous 27'0 South Facing Kitchen/Diner
- Comfortable Lounge Plus 2 Further Reception Rooms
- Naturally Undulating Plot with Brook Flowing Through
- Detached Garage & Parking Area
- Investment Opportunity- CASH BUYERS ONLY

7 Stonelands Park, Ryde, PO33 3BD

Best Offers Around £100,000

Nestled in the charming Binstead Village, this detached house offers a unique investment opportunity for those with a keen eye for potential. With 4 reception rooms, 4 bedrooms, and 3 bathrooms, this property provides ample space for comfortable living. That said, the house is currently uninhabitable having flooded well into the first floor.

One of the standout features of this property is the garage & parking spaces available for up to 4 vehicles, ensuring convenience for both residents and guests. The property's layout presents a canvas for creativity, with the potential to renovate the existing structure or embark on a new design that caters to potential risk of future flooding.

Situated by a brook that has been identified as the source of flooding, there is an exciting opportunity to address this issue and mitigate future risks. Cash buyers with a vision for innovation and a willingness to explore solutions to prevent or improve flooding are invited to consider this investment.

Don't miss out on the chance to transform this property into a resilient and bespoke living space. Embrace the challenge and seize the opportunity to create a home that not only meets your needs but also addresses environmental considerations.



Accommodation

Entrance Hall

Lounge

20'1 x 10'11 (6.12m x 3.33m)

Kitchen/diner

27'0 x 14'2 (8.23m x 4.32m)

Dining Room

11'2 x 9'1 (3.40m x 2.77m)

TV Room/Study

11'2 x 8'10 (3.40m x 2.69m)

Utility Room & Cloakroom

11'5 x 8'7 (3.48m x 2.62m)

Landing

Loft hatch

Built in Cupboard

Principal Bedroom

16'5 plus wardrobes x 11'1 (5.00m plus wardrobes x 3.38m)

En Suite

9'0 x 4'10 (2.74m x 1.47m)

Bedroom

14'1 x 10'3 plus wardrobes (4.29m x 3.12m plus wardorbes)

Bedroom 14'6 plus wardrobe x 10'5 max

Bathroom

11'2 x 7'2 (3.40m x 2.18m)

Bedroom

11'2 x 9'3 plus wardrobes (3.40m x 2.82m plus wardrobes)

Shower Room

8'11 x 6'3 (2.72m x 1.91m)

Double Garage

18'7 x 15'8 (5.66m x 4.78m)

With an up and over door. Door to side. Pitched roof.

Driveway

Brick paved driveway with spaces for 4 vehicles



Gardens

The house sits in a chine-like plot with a brook flowing through it at its lowest point surrounded by sloping banks. The plot sits down below road level largely hidden from its surroundings. This makes for an idyllic spot but is also one of the contributing factors to the flooding history of the property. Established trees sit along three of the plot boundary making for a natural feeling environment. A patio sits off the kitchen/diner to the south side of the house and a raised deck protrudes on the west side overlooking the brook and garden.

Flooding History Disclosure

In our opinion, the unfortunate flooding of this property will present a risk to the new owner unless mitigated, for example, by a redesigned new build or potentially altering the culvert and its entrance which runs under the main road. These, and any other options will need to be explored by any interested party. The house flooded in 2024 and 2022. Any upgrading to the culvert, alteration to the brook or demolishing of the existing house in favour of a new design will no doubt attract formal permissions and approval from the relevant governing bodies. We fervently advise investigating the potential of this site to fulfil the opportunity this plot/house will afford.

Tenure

Freehold

Council Tax

Band F

Flood Risk

High risk from surface water. Medium risk from sea and rivers.

Mobile Coverage

Limited coverage from EE, O2, Vodaphone and Three

Broadband Connectivity

Wightfibre and Openreach networks. Ultrafast fibre available.

Construction Type

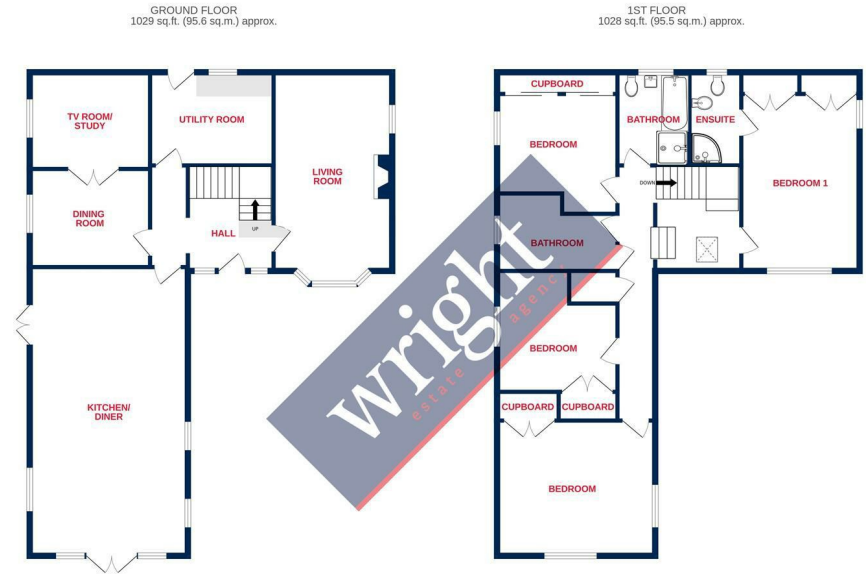
Built early 2000's. Standard construction.

Services

Unconfirmed gas, water, electric and drainage. As the property has extensive water damage we suggest that the suitability of all connections are checked prior to purchase.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | |

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 Tomblasons Surveyor's £15 voucher, Daniels Harrison Surveyors £50, Connells Surveyors £100.

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