



*Blanchard Fields*  
*Brighstone*

Hose  
Rhodes  
Dickson



## About Brighstone

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Brighstone history dates back to the 9th century when it was given to the Bishopric of Winchester by King Egbert. The parish was formed in 1644 & comprises of the main village of Brighstone together with the smaller villages of Brook, Hulverstone, Limerstone and Mottistone. The entire parish lies within an area of Outstanding Natural beauty and its coastline is designated as Heritage Coast and Site of Special Scientific Interest. St. Mary's Church, Brighstone is a venerable old church that has stood for more than eight centuries.

The village also features Brighstone Shop and Museum, owned by the National Trust, displaying exhibitions on village life in the 19th century and contains a wealth of information about the Brighstone lifeboats. Brighstone is popular for its thatched cottages, village pub and local shops. Several large events are hosted in the village each year, including the Brighstone Show, Art exhibitions and the Brighstone Christmas Tree Festival

The village is linked to other parts of the island by bus route 12, serving Freshwater, Totland and Newport as well as intermediate villages



## Blanchard Fields

A brand new development set on the West side of the Isle of Wight, the development is a mixture of housing with open market properties, Over 55's housing, affordable housing and self build plots. The properties are given priority to local people and there is a criteria on who is eligible to apply to purchase under the Qualifying Persons section within this brochure.



## Qualifying Criteria (Valid for the initial 3 months of marketing)

- 1. A person who currently lives in Brighstone and who wishes to transfer to a smaller property to release larger accommodation; or**
- 2. A person who currently lives in Brighstone who has an appropriate housing need because their family size has increased; or**
- 3. A person who currently lives in Brighstone who wishes to transfer to a similar sized property; or**
- 4. A person from Brighstone who is subject to a planned management transfer based on medical and welfare grounds; or**
- 5. A person who for 5 years prior to such acquisition or occupation been in continuous, full or part-time paid employment (excluding seasonal employment) in Brighstone or has accepted an unconditional offer of employment in Brighstone; or**
- 6. A person who has lived in Brighstone for three out of the last five years; or**
- 7. A person who currently lives on the Isle of Wight and who is registered on Island Homefinder; or**
- 8. A person who is registered on Island Homefinder.**

# Specification

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## Magnet Fitted Kitchens

Integrated hob  
Integrated oven and Microwave  
Extractor Fan  
Dishwasher  
Washing Machine  
Fridge/Freezer  
Sink  
Soft close doors and drawers  
Work tops – style to be confirmed

## Bathrooms

Contemporary white panelled bath with shower attachment over.  
WC.  
Wall hung vanity unit with basin.  
Heated towel rails.  
Extractor fan.  
Wall tiling to critical areas.  
Downlighting in bathrooms/ en suites

## Heating

Gas central heating via combination boiler.

Radiators (to the over 55's housing).  
Thermostat controls.  
Underfloor heating to groundfloor (Open Market Housing)

## Electrics

Pendants to all bedrooms and lounge.  
Downlights to hallway, Kitchen/Diner.  
TV Points in the lounge and bedrooms.

## Interior

Doors Dordogne painted.  
Hard flooring to the ground floor and bathroom.  
Carpets to the stairs landing and bedrooms.

## External

UPVC Coloured windows/doors, painted fascias and soffits.  
Lighting to the front and rear.  
Stock fencing and hedging (Privacy to patio).  
Patio and turfed garden.  
Outside tap.  
Off Road Parking.

## Warranty

LABC.

## Tenure

Freehold.

## Estate Charge

TBC.

## Energy efficiency rating

TBC.

## Services

Electric, water and drainage.  
Gas is Calor.

# Site Plan



# Self Build Plots

Plots 1-5 are Self Build Plots the self-build option comprises 1x 4 bedroom bungalow and 4 x 4 bedroom houses.

Rules for Development – There are separate rules for qualifying to purchase a plot / plots which are dealt with by the selling agents. These rules set out the provisions that will be included in the Contract for Sale or the Transfer of the plot itself. The benefit of enforcing the rules will ultimately pass to the management company which will be looking after the common parts and will be owned by all the property owners once the developer has sold all the plots. Please note any changes to the current approved plans will have to be approved by the management company. The site rules and section 106 are available upon request.

## Detached Bungalow - Plot 1

### Hallway

### Kitchen Area

9' 8" x 9' 2"  
(2.95m x 2.8m)

### Dining Area

9' 8" x 15' 8"  
(2.95m x 4.8m)

### Utility Room

9' 4" x 6' 0"  
(2.85m x 1.85m)

### Living Room

14' 9" x 15' 8"  
(4.5m x 4.8m)

### Bedroom 1 'L' Shaped

11' 5" x 15' 8" max  
(3.5m x 4.8m max)

### En Suite Shower Room

### Bathroom

**Bedroom 2 'L' Shaped**  
11' 5" x 11' 9" max  
(3.5m x 3.6m max)

### Bedroom 3

8' 10" x 11' 9"  
(2.7m x 3.6m)

### Bedroom 4

8' 2" x 11' 3"  
(2.5m x 3.45m)

### Garage

9' 0" x 17' 10"  
(2.75m x 5.45m)



## Self Build - Plots 2-5 Detached Houses



### Ground Floor

- Hallway**
- Cloakroom**
- Living Room**  
23' 8" x 12' 4" (7.22m x 3.77m)
- Kitchen/Diner**  
23' 8" x 10' 11" (7.22m x 3.34m)
- Utility Room**  
6' 6" x 6' 2" (1.99m x 1.89m)



### First Floor

- Landing**
- Bedroom 1**  
10' 9" x 12' 4" (3.29m x 3.78m)
- Ensuite Shower Room**
- Bedroom 3**  
8' 2" x 11' 4" (2.50m x 3.46m)

### Family Bathroom

- Bedroom 2**  
10' 2" x 10' 11"  
(3.12m x 3.35m)
- Ensuite Shower Room**

- Bedroom 4**  
8' 6" x 10' 11"  
(2.6m x 3.35m)
- Garage**  
19' 3" x 10' 9"  
(5.87m x 3.28m)

# Over 55's Housing

## Semi Detached Bungalows - Plots 8 & 10

### Hallway

### Bedroom 2

9' 10" x 11' 10"  
(3.01m x 3.62m)

### Kitchen/Diner/Living Area

19' 1" x 14' 9"  
narrowing to 11' 10"  
(5.82m x 4.51m  
narrowing to 3.62m)

### Bedroom 1

16' 0" x 9' 6"  
(4.90m x 2.90m)

### Bathroom





## Semi Detached Bungalows- Plots 9 & 11

### Hallway

### Bedroom 2

9' 10" x 12' 0"  
(3.01m x 3.66m)

### Kitchen/Diner/Living Area

19' 1" x 14' 9"  
narrowing to 12' 0"  
(5.82m x 4.51m  
narrowing to 3.66m)

### Bedroom 1

16' 0" x 9' 6"  
(4.90m x 2.90m)

### Bathroom



## Detached Bungalows - Plot 7

### Hallway

### Kitchen Area

9' 2" x 8' 1"  
(2.81m x 2.47m)

### Living/Dining Area

13' 3" x 16' 4"  
(4.04m x 5.00m)

### Bathroom

### Bedroom 2

8' 1" x 12' 2"  
(2.47m x 3.72m)

### Bedroom 1

10' 4" x 11' 11"  
(3.17m x 3.65m)



## Detached Bungalows - Plot 12

### Hallway

### Living/Dining Area

13' 2" x 16' 4"  
(4.03m x 5.00m)

### Kitchen

9' 1" x 8' 1"  
(2.79m x 2.47m)

### Bathroom

### Bedroom 2

8' 1" x 12' 2"  
(2.47m x 3.71m)

### Bedroom 1

10' 4" x 11' 11"  
(3.17m x 3.65m)



## Detached Bungalows - Plot 17

### Hallway

### Kitchen Area

9'2" x 8'1"  
(2.807m x 2.475m)

### Living/Dining Area

16'5" x 12'8"  
(5.009m x 3.884m)

### Bedroom 1

11'11" x 9'10"  
(3.654m x 3.011m)

### Bedroom 2

12'2" x 10'2" max  
(3.716m x 3.100m max)

### Bathroom



## Detached Bungalows - Plot 18

### Hallway

### Kitchen Area

9'2" x 8'1"  
(2.808m x 2.475m)

### Living/Dining Area

16'5" x 12'8"  
(5.009m x 3.884m)

### Bedroom 1

11'11" x 9'9"  
(3.654m x 2.984m)

### Bedroom 2

12'2" x 10'2" max  
(3.716m x 3.100m max)

### Bathroom



## Semi Detached Chalet Bungalow - Plots 15 & 19

### Ground Floor

#### Hallway

#### Kitchen/Living Area

20'3" x 12'0"  
(6.178m x 3.667m)

#### Bedroom 2

12'10" x 9'9"  
(3.928m x 2.990m)

#### Bathroom

### First Floor

#### Bedroom 1

11'3" x 8'4"  
(3.450m x 2.556m)  
plus recess 5'11" x 5'10"  
(1.810m x 1.795m)

#### En-suite



Ground Floor



First Floor

## Semi Detached Chalet Bungalow - Plots 16 & 20

### Ground Floor

#### Hallway

#### Kitchen/Living Area

20'3" x 12'0"  
(6.178m x 3.667m)

#### Bedroom 2

12'10" x 9'9"  
(3.928m x 2.990m)

#### Bathroom

### First Floor

#### Bedroom 1

11'3" x 8'4"  
(3.450m x 2.556m)  
plus recess 5'11" x 5'10"  
(1.810m x 1.795m)

#### En-suite



Ground Floor



First Floor

## Semi Detached Chalet Bungalow - Plot 13

### Ground Floor

#### Hallway

#### Kitchen Area

11'10" x 10'9"  
(3.625m x 3.297m)

#### Living/Dining Area

18'9" x 10'2"  
(5.717m x 3.118m)

#### Bedroom 2

14'7" x 9'9"  
(4.456m x 2.990m)

#### Bedroom 3

11'10" x 6'3"  
(3.625m x 1.918m)

#### Bathroom

### First Floor

#### Bedroom 1

13'4" x 9'10"  
(4.075m x 3.000m)  
plus recess 8'5" x 5'11"  
(2.582m x 1.810)

#### En-Suite



First Floor

Ground Floor



## Semi Detached Chalet Bungalow - Plots 14

### Ground Floor

#### Hallway

#### Kitchen Area

11'10" x 10'9"  
(3.625m x 3.297m)

#### Living/Dining Area

18'9" x 10'2"  
(5.717m x 3.118m)

#### Bedroom 2

14'7" x 9'9"  
(4.456m x 2.990m)

#### Bedroom 3

11'10" x 6'3"  
(3.625m x 1.918m)

#### Bathroom

### First Floor

#### Bedroom 1

13'4" x 9'10"  
(4.075m x 3.000m)  
plus recess 8'5" x 5'11"  
(2.582m x 1.810)

#### En-Suite



First Floor

Ground Floor

## Terraced Houses – Plot 21

### Ground Floor

#### Hallway

#### Cloakroom

#### Living Room

14' 9" x 9' 6" (4.5m x 2.9m)

#### Kitchen/Diner

14' 9" x 9' 6"  
(4.5m x 2.9m)

### First Floor

#### Landing

#### Bedroom 1

14' 9" x 9' 6"  
(4.5m x 2.9m)

#### Bedroom 2

8' 6" x 9' 6"  
(2.6m x 2.9m)

#### Family Bathroom



Ground Floor



First Floor

## Terraced Houses – Plot 22

### Ground Floor

#### Hallway

#### Cloakroom

#### Living/Diner

14' 9" x 11' 7"  
(4.5m x 3.55m)

#### Kitchen

6' 10" x 9' 2"  
(2.1m x 2.8m)

### First Floor

#### Landing

#### Bedroom 1

14' 9" x 9' 8"  
(4.5m x 2.95m)

#### Bedroom 2 'L' Shaped

14' 9" max x 9' 4"  
(4.5m max x 2.85m)

#### Family Bathroom



Ground Floor



First Floor

## Terraced Houses – Plot 23

### Ground Floor

#### Hallway

#### Cloakroom

#### Living/Diner

14' 9" x 11' 7"  
(4.5m x 3.55m)

#### Kitchen

6' 10" x 9' 2"  
(2.1m x 2.8m)

### First Floor

#### Landing

#### Bedroom 1

14' 9" x 9' 8"  
(4.5m x 2.95m)

#### Bedroom 2 'L' Shaped

14' 9" max x 9' 4"  
(4.5m max x 2.85m)

#### Family Bathroom



Ground Floor



First Floor

## Terraced Houses – Plot 24

### Ground Floor

#### Hallway

#### Cloakroom

#### Living Room

14' 9" x 9' 6"  
(4.5m x 2.9m)

#### Kitchen/Diner

14' 9" x 9' 6"  
(4.5m x 2.9m)

### First Floor

#### Landing

#### Bedroom 1

14' 9" x 9' 6"  
(4.5m x 2.9m)

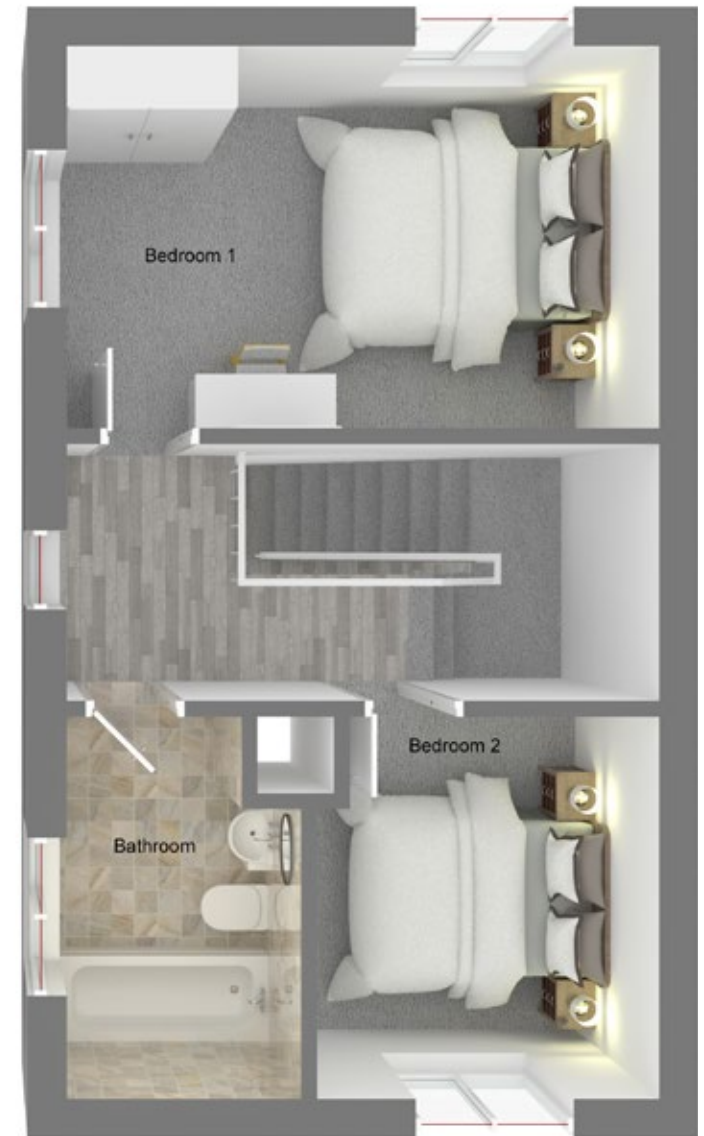
#### Bedroom 2

8' 6" x 9' 6"  
(2.6m x 2.9m)

#### Family Bathroom



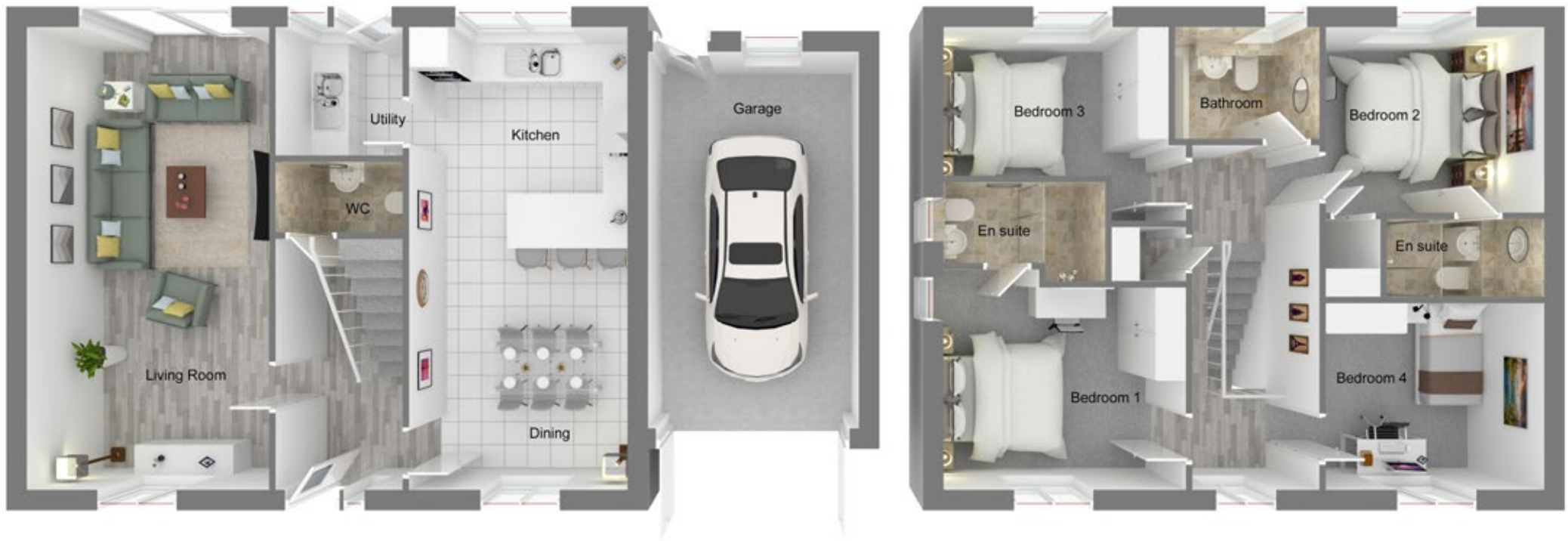
Ground Floor



First Floor

# Full Market Housing

Full Market Detached Houses Plots 6, 25, 26, 27, 28 and 29



## Ground Floor

Hallway

Cloakroom

Living Room

23' 8" x 12' 4" (7.22m x 3.77m)

Kitchen/Diner

23' 8" x 10' 11" (7.22m x 3.34m)

Utility Room

6' 6" x 6' 2" (1.99m x 1.89m)

## First Floor

Landing

Bedroom 1

10' 9" x 12' 4" (3.29m x 3.78m)

Ensuite Shower Room

Bedroom 3

8' 2" x 11' 4" (2.50m x 3.46m)

Family Bathroom

Bedroom 2

10' 2" x 10' 11" (3.12m x 3.35m)

Ensuite Shower Room

Bedroom 4

8' 6" x 10' 11" (2.6m x 3.35m)

Garage

19' 3" x 10' 9"

(5.87m x 3.28m)

## Detached Bungalow Plot 30

### Hallway

### Kitchen Area

9' 8" x 9' 2" (2.95m x 2.8m)

### Dining Area

9' 8" x 15' 8"  
(2.95m x 4.8m)

### Utility Room

9' 4" x 6' 0"  
(2.85m x 1.85m)

### Living Room

14' 9" x 15' 8"  
(4.5m x 4.8m)

### Bedroom 1 'L' Shaped

11' 5" x 15' 8" max  
(3.5m x 4.8m max)

### En Suite Shower Room

### Family Bathroom

### Bedroom 2 'L' Shaped

11' 5" x 11' 9" max  
(3.5m x 3.6m max)

### Bedroom 3

8' 10" x 11' 9"  
(2.7m x 3.6m)

### Bedroom 4

8' 2" x 11' 3"  
(2.5m x 3.45m)

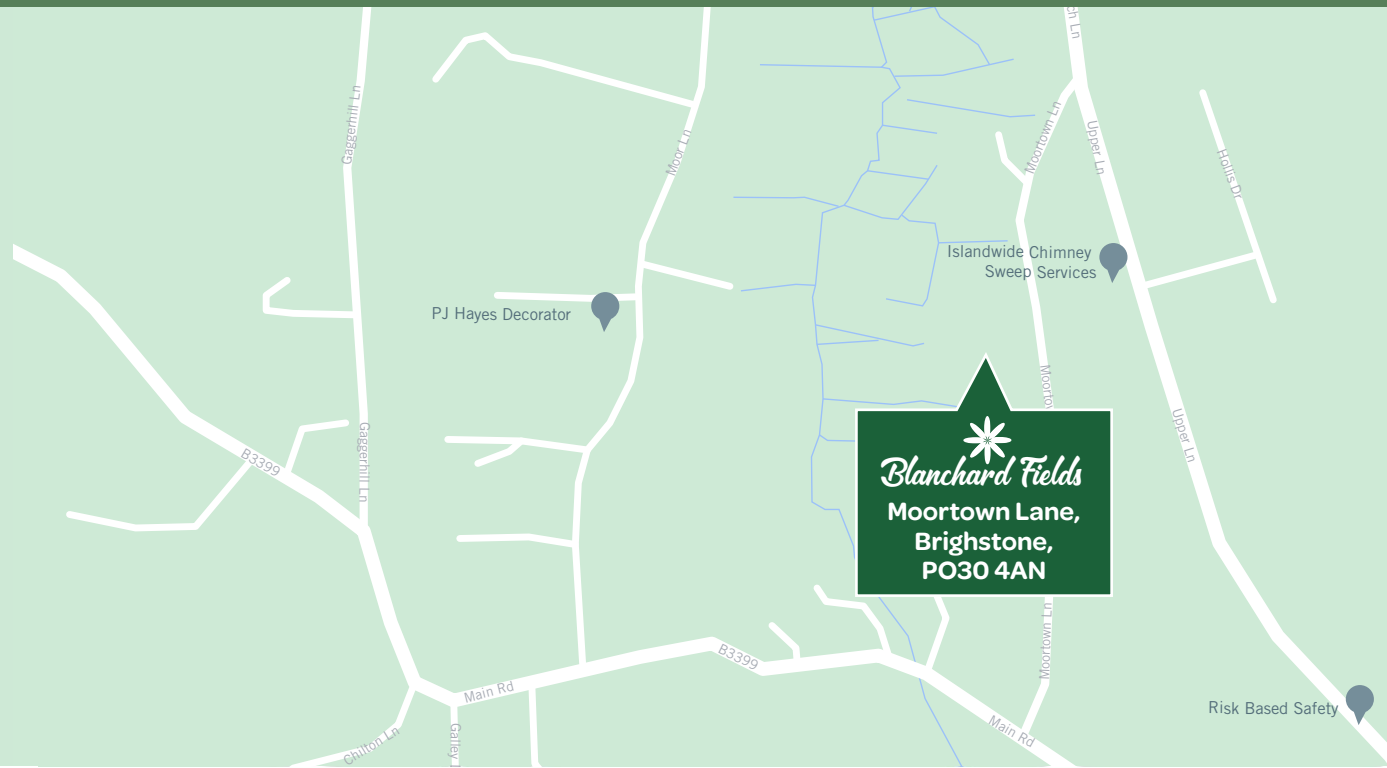
### Garage

9' 0" x 17' 10"  
(2.75m x 5.45m)



# Blanchard Fields Brighstone

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To register your interest in these properties please contact the New Homes department on:  
**01983 538080** or Email: [newhomes@hrdiw.co.uk](mailto:newhomes@hrdiw.co.uk)

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