

SPENCE WILLARD

NEW HOMES & DEVELOPMENT



Large Secluded Semi-Rural Plot, Elenors Grove, Fishbourne, Isle of Wight

A rare opportunity to acquire a fabulous building plot with planning consent for a spacious home enjoying magnificent countryside views in a sought-after location; an ideal self-build project

VIEWING

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Occupying a secluded, semi-rural setting behind Elenors Grove in Fishbourne. A highly sought after Island location benefiting from incredible countryside views. The plot is offered with approved planning permission for a stunning two storey contemporary home extending to around 160 square meters designed to make the most of the magnificent outlook. The design is extremely energy efficient and based on the traditional longhouse housing type, presented in the form of a modern representation of a traditional agricultural barn with silvering larch cladding and profiled metal roof allowing the house to further blend into its surroundings.

Approached via a shared access lane, the site extends to approximately 0.5 acre and largely comprises south east facing open grassland with mature woodland to the boundaries. Ample parking & turning for 3 cars.

The prime location of Fishbourne sitting between the main towns of Ryde and Newport is one of the main gateways to the Isle of Wight with the nearby vehicle ferry in Fishbourne and foot passenger services in Ryde. The amenities of Ryde and Wootton are only a short distance away, offering an array of amenities

including shops, restaurants, pubs, Lakeside Spa and a selection of good state and independent schools. In addition this, Fishbourne hosts a popular Island sailing club and local pub which are only a short distance away.

APPROVED PLANNING

Planning Consent Reference : 22/00024/FUL was granted on 28th September 2023. Once built, this exceptional new home will provide really spacious and high quality accommodation, designed to enjoy countryside views and terrace access from all living spaces and ground floor bedrooms, which are generously proportioned taking full consideration for being future proofed, providing a wheelchair friendly and accessibility environment. The design allows for an additional upstairs bedroom, (Bedroom 4 subject to planning). As illustrated on the floorplans, the approved design comprises:

GROUND FLOOR

Entrance Hall & Lobby 9' x 6'6
Open Plan Living/Kitchen/Dining Area (Living Room Area 17'6 x 14'5 & Kitchen/Dining Area 17'6 (max) 14'4)
Utility Room 8' x 7'5
Plant Room 9' x 4'5
Bedroom 1 13'9 x 10'5
Bedroom 2 13'2 x 10
Shower Room 9'5 x 7'2

FIRST FLOOR

Landing with Study/Office area
Bedroom 3 14'8 x 11'6
En-Suite Bathroom 11'6 x 8'9
Large Storage Area 12'2 x 11'06 (Could become Bedroom 4 subject to planning)

POSTCODE PO33 4HE

TENURE Freehold. Right of Way over access lane.

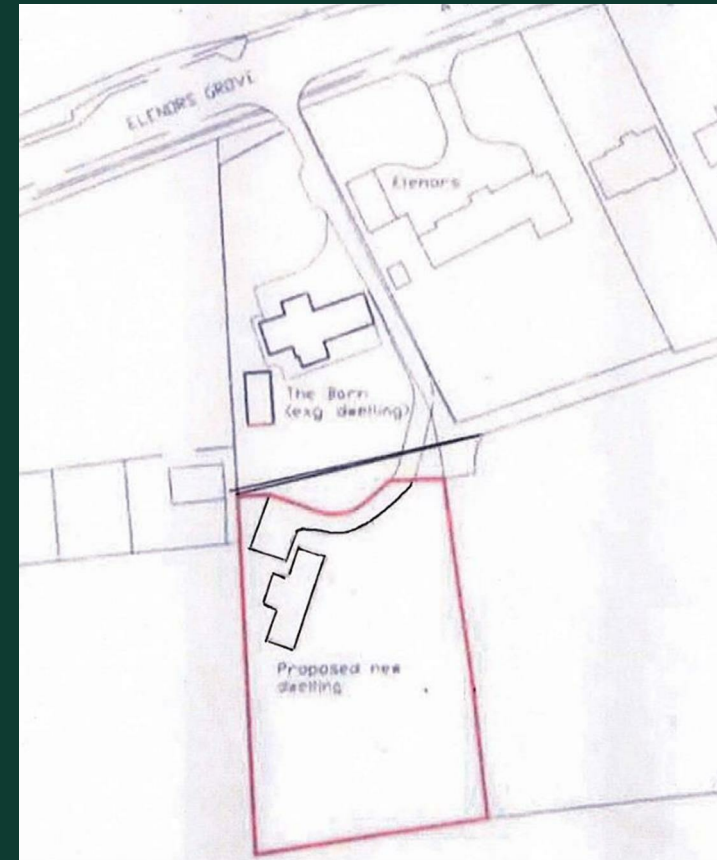
SERVICES Mains services include water, electricity and drainage.

DIRECTIONS Heading east on Elenors Grove, turn right to property 'The Barn', where the plot will be found to the rear.

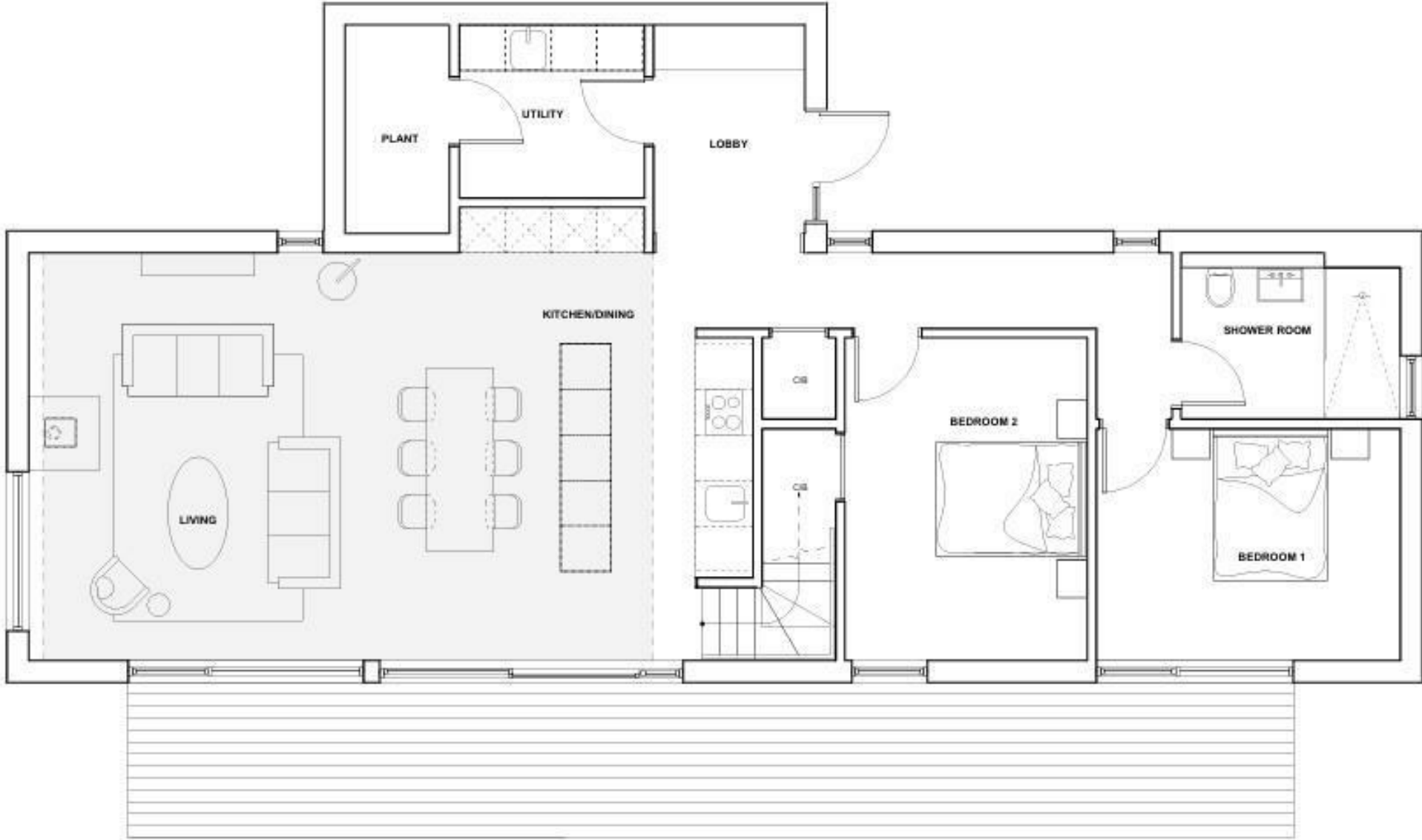
VIEWINGS All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



Area & Location Plans



Ground Floor



First Floor



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