

SPENCE WILLARD



Wellgrounds, Moor Lane, Brighstone, Isle of Wight



*Situated on the fringe of this popular coastal village, a development site with planning consent for five properties in addition to an existing bungalow with downland and sea views*

VIEWING:

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#### LOCATION

This sought after village benefits from being on the picturesque southwestern coast of the island nestled between unspoilt downland to the north, designated part of the Isle of Wight National landscape (formerly the AONB), and the beaches and bays just to the south. Wellgrounds occupies a quiet position on the western fringe of the village, with direct access to footpaths leading onto the adjacent downland and there are views from most plots. The villages facilities include an excellent village shop, doctor's surgery, pub, tennis courts and primary school.

#### THE SITE

Extending to approximately 2.15 acres with an existing bungalow, the site has planning permission for three chalet bungalows and two bungalows as shown on the plans. The new houses are built in a paddock to the south as well as to the west of the existing bungalow, replacing some basic existing outbuildings.

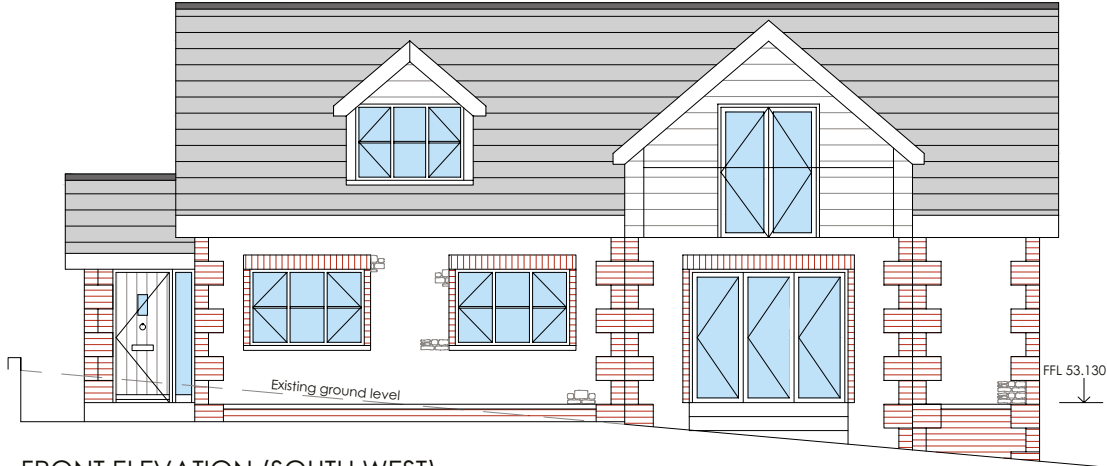
#### PLANNING

Planning consent P/00070/19 was granted on 18th June 2020 with subsequent conditional compliance 22/01566/DIS on 24th July 2023 and then Reserved Matters Approval dated 31/07/2023, (reference 22/01569/ARM.) The vendor has entered into a legal agreement (Section 106) with the Council and the legal obligations and costs will be inherited by the buyer.

The planning consent is for two bungalows and three chalet bungalows as follows:

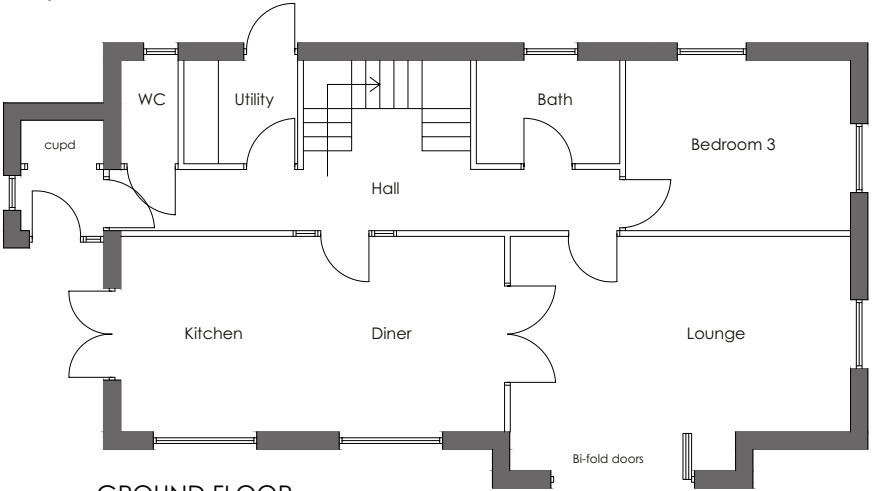
<b>PLOT 1</b>	3-BEDROOM CHALET BUNGALOW, 3 BATHROOMS	144M2 / 1550SQ FT
<b>PLOT 2</b>	2-BEDROOM BUNGALOW	100M2 / 1076 SQ FT
<b>PLOT 3</b>	2-BEDROOM BUNGALOW	100M2 / 1076 SQ FT
<b>PLOT 4</b>	3-BEDROOM CHALET BUNGALOW, 3 BATHROOMS	144M2 / 1550SQ
<b>PLOT 5</b>	3-BEDROOM CHALET BUNGALOW, 3 BATHROOMS	144M2 / 1550SQ FT

PLOTS 1, 4 & 5

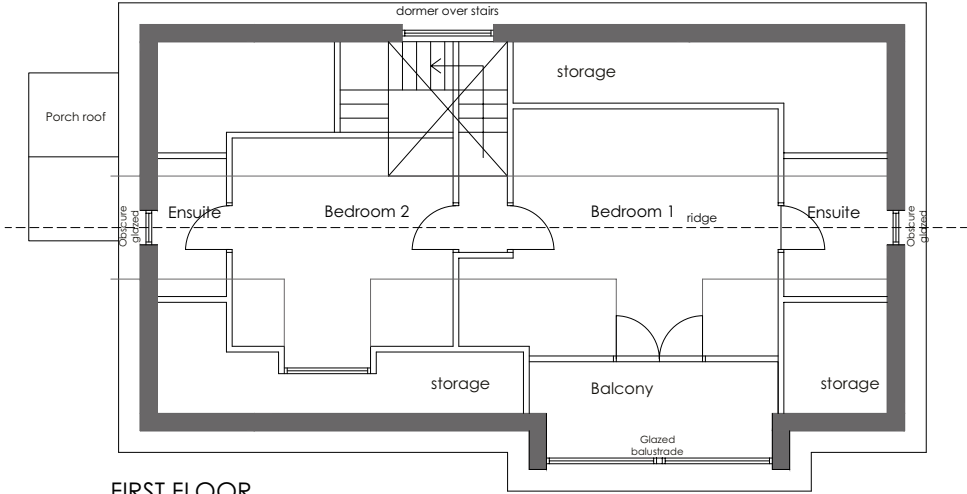


FRONT ELEVATION (SOUTH WEST)

PLOTS 1, 4 & 5

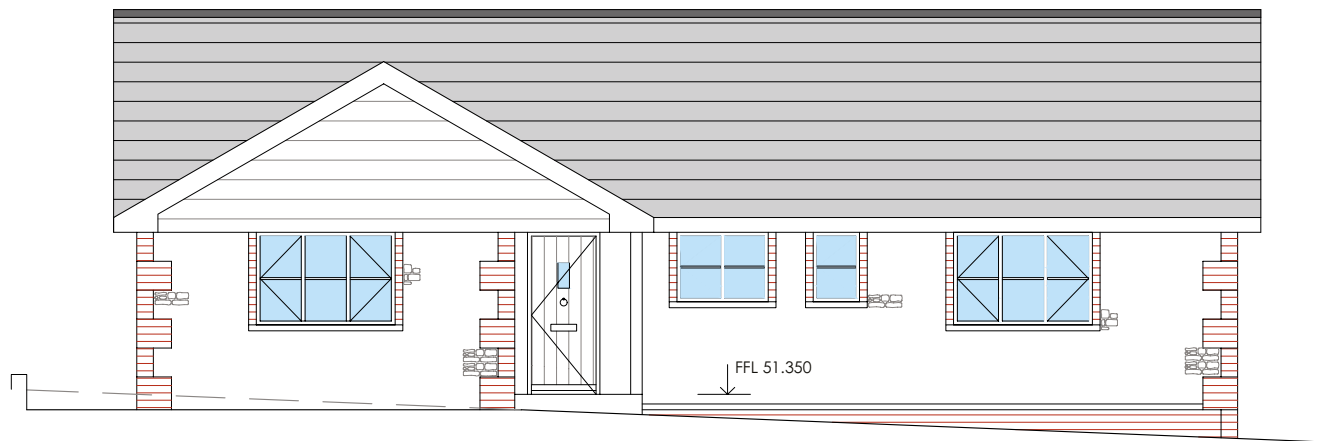


GROUND FLOOR



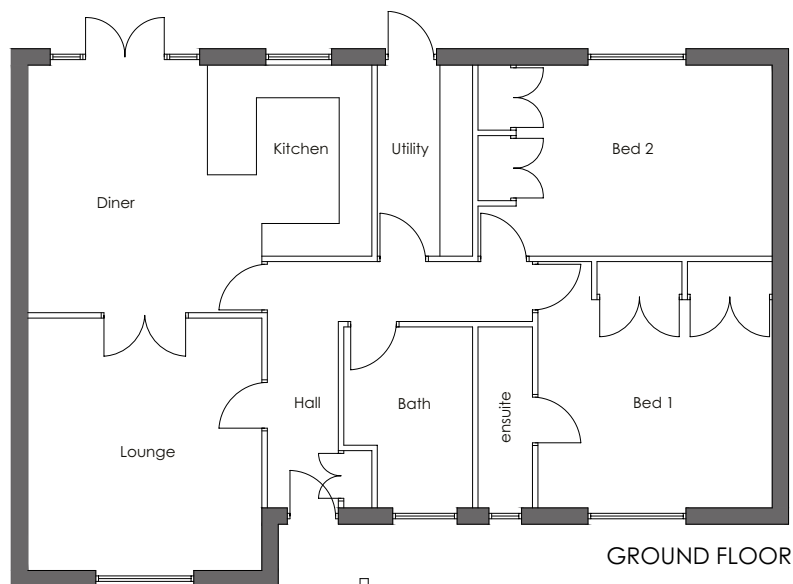
FIRST FLOOR

## PLOTS 2 & 3



FRONT ELEVATION (NORTH WEST)

## PLOTS 2 & 3



### EXISTING BUNGALOW ACCOMMODATION -

**KITCHEN/BREAKFAST ROOM** With downland views and fitted with a range of base and wall cupboards with sink unit, oven and hob with extractor. Utility cupboard with space for washing machine. Part-glazed door to **LOBBY** with access to **GARDEN**.

**SITTING ROOM** A particularly light, dual aspect room with views towards the English Channel. French doors to **GARDEN**. Stone fireplace.

**HALLWAY** Linen cupboard and coat cupboard. Hatch access to roof space.

**CLOAKROOM** WC and washbasin.

**BEDROOM 1** Double bedroom with built-in cupboards and a southerly aspect.

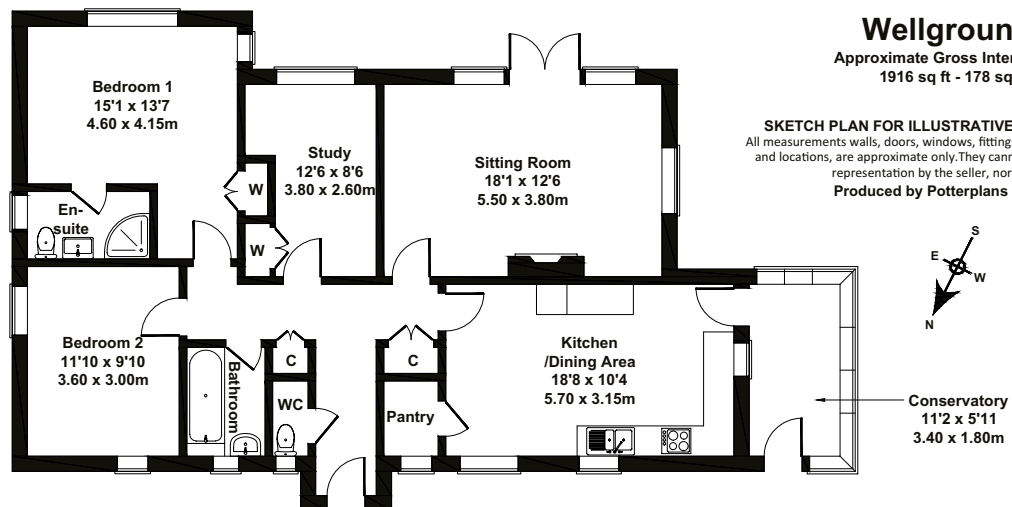
**SHOWER ROOM EN-SUITE** Shower, washbasin and WC.

**BEDROOM 2** A dual aspect double bedroom with built-in cupboards.

**BATHROOM** Bath with separate shower over and washbasin.

**STUDY/BEDROOM 3** Southerly coastal views.





## Wellgrounds

Approximate Gross Internal Area  
1916 sq ft - 178 sq m

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2024



## FURTHER INFORMATION

POSTCODE PO30 4DL

TENURE Freehold

EPC Rating D

**SERVICES** The existing bungalow has mains water and electricity (supplemented by photovoltaic panels) and private drainage. Oil-fired central heating. For the development, there is a mains drain running down the private lane to the north and an electricity substation situated in the south eastern corner of the site. Mains water runs along Moor Lane.

**ACCESS** The property owns the private lane leading down to Moor Lane over which the development is accessed along with other neighbouring properties.

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







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