

SPENCE WILLARD



Plot Adjacent to 1 Brookside, Blackwater Road Newport, Isle of Wight

Stunning new home with a combination of spacious rooms, extensive glazing and high ceilings which makes for an exceptionally light & airy home

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



NEW BUILD HOUSE - Blackwater Road

Striking five-bedroom contemporary home located in a semi-rural area on the fringe of Newport County town. Large west facing garden backing onto the old historic railway line, now a popular footpath and cycleway and the gently flowing Medina river.

This stunning new build home has a combination of spacious rooms, extensive glazing and high ceilings which makes for an exceptionally light home. Double glazed windows throughout, heat source pump and high levels of insulation making for a highly efficient modern home. One of the most impressive features is the galleried landing designed with modern style balustrade and glass panels. The staircase, beautifully fabricated with oak wood treads and flanked with glass panels. The whole area is flooded with natural light via a large, picturesque landing window overlooking the extensive gardens.

Private drive with ample off-road parking and an option (at cost) for a garage or outside workshop/studio.

Early interest in the property will allow the buyers to work with the developers on internal fixtures and fittings with an allowance set for kitchen and bathrooms. Built to NHBC building regulations standard and comes with a 10-year warranty.

With some of the best Island walks on your doorstep, the property is in easy reach of the principal town of Newport with only a few minutes' drive away. The Shide Nature Reserve is in close proximity to the home with beautiful walks to be enjoyed on the popular Red Squirrel Trail which

runs from Cowes to Sandown. Newport center has a variety of high street stores, various independent outlets as well as a wide selection of restaurants and bars. The property offers a unique central location with easy access across the rest of the Island and onward mainland ferry connections in Ryde, Cowes and Yarmouth.

ACCOMMODATION

ENTRANCE HALL/DINING AREA
KITCHEN & BREAKFAST ROOM
UTILITY ROOM
SITTING ROOM
STUDY/BEDROOM 5
CLOAKROOM

MASTER BEDROOM
ENSUITE BATHROOM
BEDROOM 2
BEDROOM 3
BEDROOM 4
FAMILY BATHROOM

DEVELOPERS

The property is being built by a local Island company, Howard Developments with nearly 15 years' experience. Multi skilled Tradesmen, Masters of the Tools and recently the IW Radio Award of Tradesmen of the year 2022

PLANNING PERMISSION

Site: Land Between Silwood And 1 Brookside, Blackwater Road, Newport, Isle of Wight

Development: Proposed detached dwelling

LPA Ref No: 22/01602/FUL

The Isle of Wight Council as the Local Planning Authority hereby gives notice of the decision made on 29.06.2023 to GRANT Planning Permission in accordance with the application, plans and particulars submitted.

POST CODE - PO30 3BD

TENURE - Freehold

COUNCIL TAX - Band TBC

EPC - Rating B

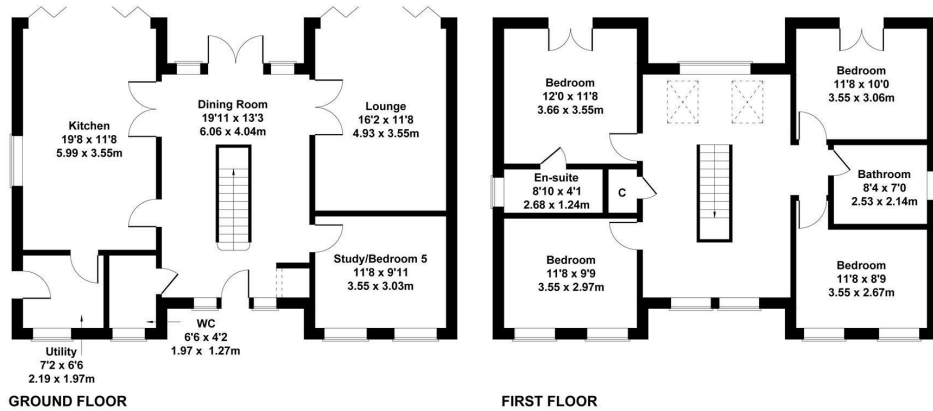
SERVICES - Mains electricity and water. Drainage via newly installed wastewater treatment tank.

VIEWINGS - Strictly by prior appointment with the sole selling agents, Spence Willard.



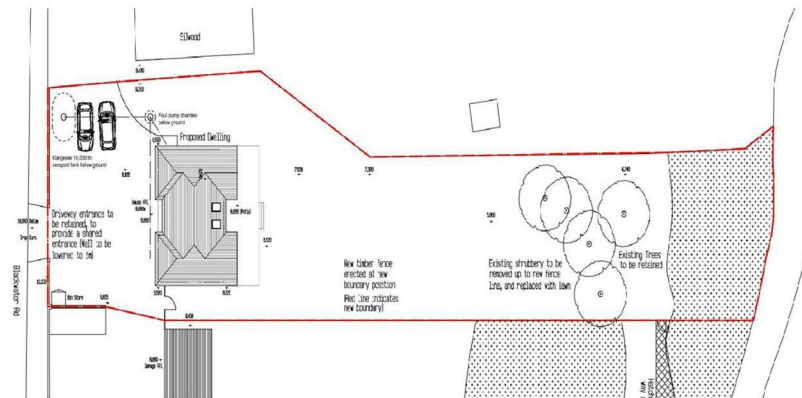
1 Brookside, Blackwater Road, Newport,

Approximate Gross Internal Area
1808 sq ft - 168 sq m



FIRST FLOOR

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. 2023



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.