

McCarthy
& BOOKER



The Beach House, 6a Shore Path, Shore Road, Gurnard, Isle of Wight,



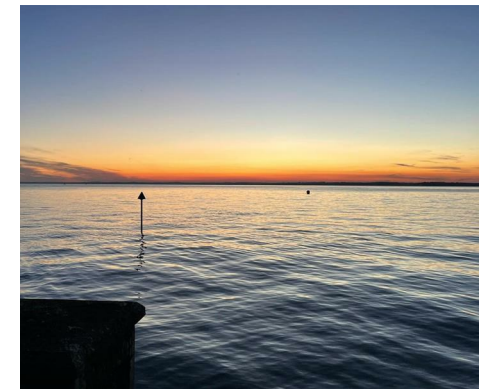
Super opportunity to purchase an existing chalet PLUS garden room OR plot with planning permission at Shore Path in the seaside village of Gurnard, just moments walk from Gurnard Green and the busy local sailing club. Planning Application: 23/02162/FUL

A RARE OPPORTUNITY

Arises in the super location of Shore Path in Gurnard with front row views of the legendary Gurnard sunsets! Two options available, either keep the current chalet and outbuildings 'as is' and connect services, or build out the new chalet with the planning permission that's been granted with Planning Application: 23/02162/FUL

PLOT WITH PLANNING PERMISSION

Located at Shore Path in the coastal village of Gurnard tucked away backing on to serene woodland making it secluded, private and unique. Within a few minutes walk are the busy local sailing club with the legendary row of forest green beach huts nestled between the village green and local pebbly beach overlooking Gurnard Bay. The popular 'local' The Woodvale pub is a 2 minute stroll away, and a little walk up along 'Winding Way' takes you to a convenience store together with the village hall, church and popular Gurnard Press. A lovely 25 minutes stroll along the esplanade bring bring you to the sailing town of Cowes and the high speed foot passenger service for connections to Southampton for rail routes to London and beyond.



The Options

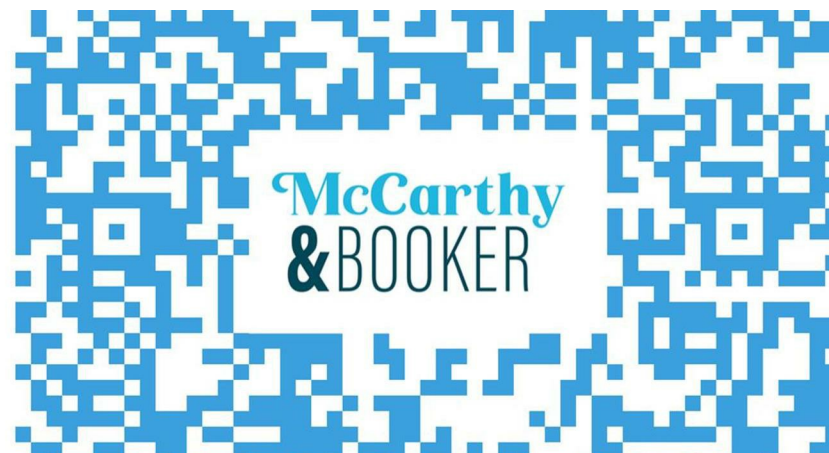
OPTION 1: Take down existing structures (2) and build the proposed detached chalet, which has planning permission in place for a 'upside down' dwelling, giving views from the first floor over the roof of number 6, with open plan living space with kitchen upstairs and 2 bedrooms and a shower-room on the ground level. Small Courtyard, with own access from Shore Path along the side of number 6. Services will not be connected but are in the vicinity- gas, electric, water. TCP

OPTION 2: Renovate the TWO existing wooden structures, the larger of the two- Beach Cottage measures 27m², The Garden Chalet measures 16.6 m². All services would need to be re-instated with own metres and services.

Currently Beach Cottage has one good sized double bedroom, a bathroom with bath, overhead shower, basin and wc. The compact kitchen has an integrated oven and 4 ring gas hob with space and plumbing for a washing machine, room for a breakfast table. The Garden Chalet is currently being used as a storage facility but has been designed as an open plan bedroom/living/kitchenette with separate shower room.

Further Information

The plot is currently connected via No 6 to utilities- electric, gas, water- these will be disconnected at point of sale and the new owner will need to arrange for these to be re-installed for it's own use. There is currently no connection to mains drainage.



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

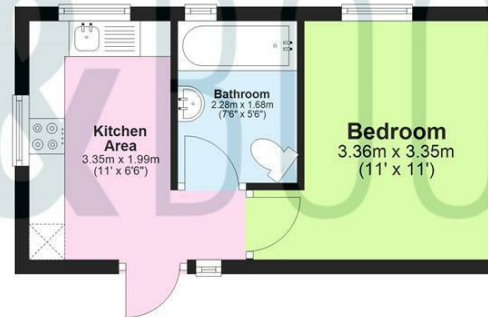
Garden Chalet

Approx. 16.6 sq. metres (179.0 sq. feet)



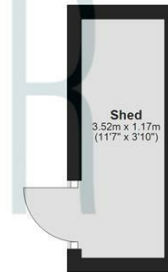
Beach Cottage

Approx. 27.0 sq. metres (290.9 sq. feet)



Outbuilding

Approx. 4.1 sq. metres (44.3 sq. feet)



Total area: approx. 47.8 sq. metres (514.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

6A Beach Cottage, Shore Path, Shore Road, Gurnard