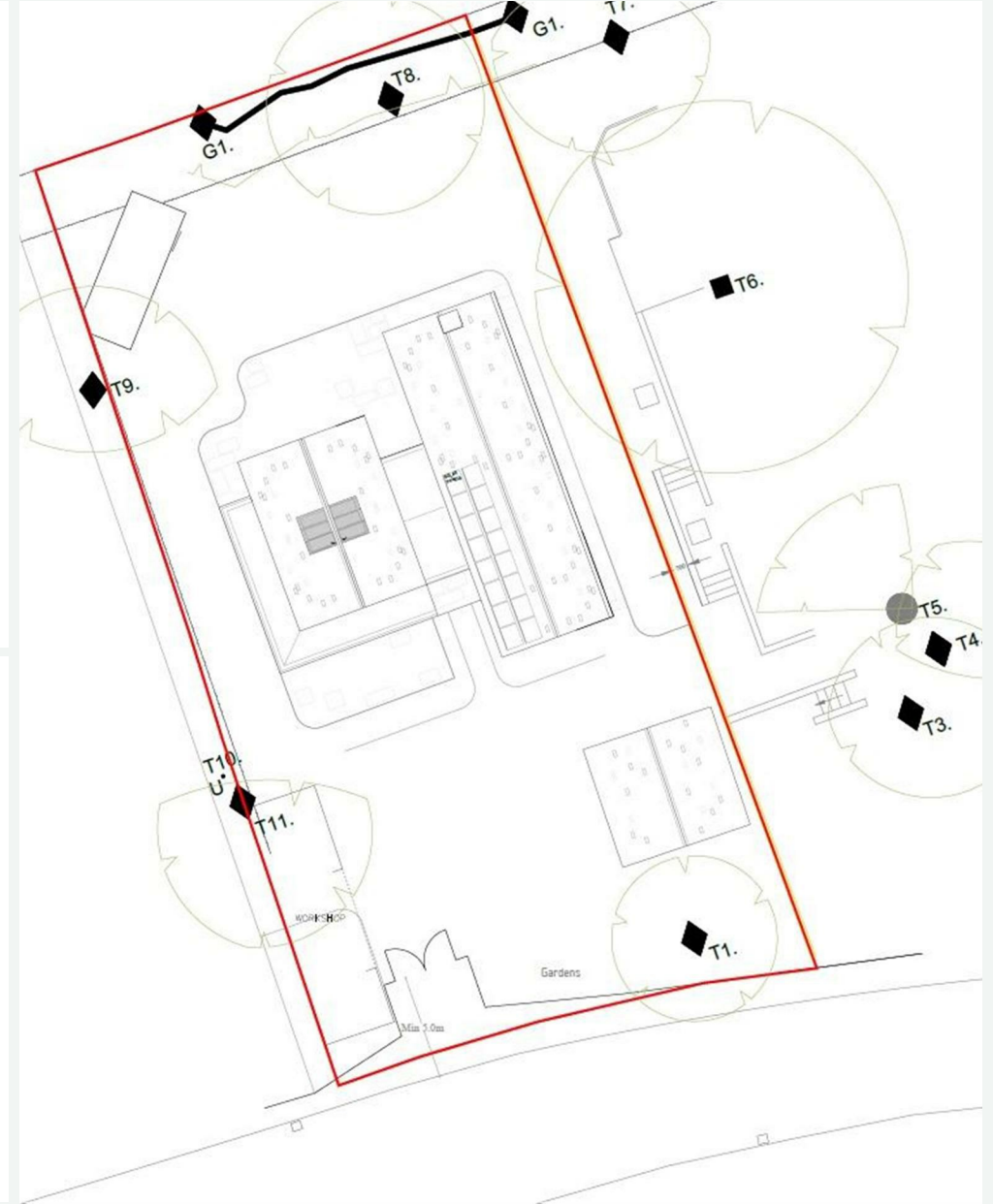


# SPENCE WILLARD



Building Plot adj to Brambles House, Colwell Road, Freshwater, Isle of Wight

A fabulous opportunity to purchase a generous parcel of building land with planning permission granted for a stylish and contemporary detached four bedroom house with a detached double garage.

#### VIEWING

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The current proposed dwelling encompasses a fusion of textures from generous amounts of glazing thoughtfully combined with a mixture of brickwork and vertical timber cladding creating a smart and striking appearance and as some works/conditions have already been completed and discharged the planning is permission should therefore not lapse. The accommodation is approximately 210 square metres and boasts a stunning open-plan kitchen and dining area with an adjoining snug. A walk-in larder enhances functionality, while a vaulted ceiling with a central glazed roof lantern floods the space with natural light. Cleverly designed, the room is connected to the two-storey section of the home via a glazed entrance hall link with cloakroom, and it offers seamless access to the gardens through doors leading to the front, side, and rear. The space also enjoys both front and side facing verandas, perfect for outdoor living and entertaining. Further ground floor accommodation comprises a separate lounge with a wonderful full height corner window to the rear as well as provision for a wood burning stove. A useful utility room and a double bedroom with shower room adjacent complete the ground floor space. The first floor is designed to accommodate a further three double bedrooms, one with an en suite shower room as well as a separate family bathroom.

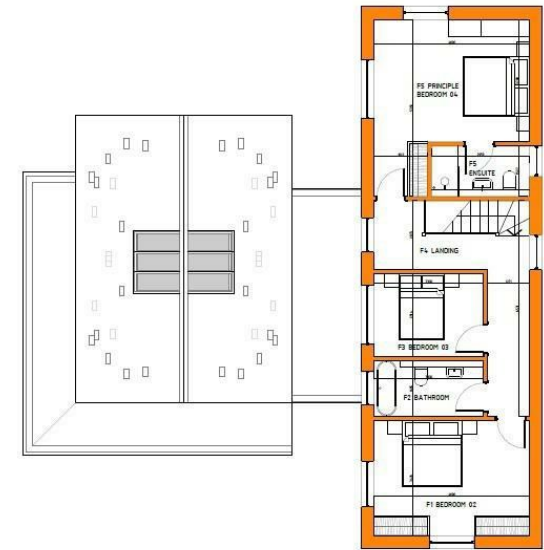
Externally, the property benefits from gardens on all sides, partially enclosed by mature trees and hedging that provide a good degree of privacy. To the front, there is provision for a generously sized driveway and parking area with ample space and turning room for multiple vehicles. Plans also allow for the addition of a double garage, a workshop, and double entrance gates, if desired. The plot is being sold with the footings for the double garage already in place, along with the completed construction of a public pavement/footpath adjacent to the highway. In addition, certain pre commencement planning conditions will be discharged, streamlining the development process and enabling the lucky purchaser to commence swiftly with the construction of the current design.

#### LOCATION

Just a few hundred yards from the property, at the end of Brambles Lane, a footpath leads to the popular sandy beach at Colwell Bay, home to the renowned coastal restaurant The Hut. Slightly further along the coast lies Totland Bay, which features The Waterfront public house, offering additional seaside dining options. Freshwater village centre, with its range of shops, services, and amenities, is located within a mile, while a bus stop just a few yards from the property provides regular services between Yarmouth and Freshwater/Totland, ensuring convenient access to local facilities. The mainland ferry terminal at the harbour town of Yarmouth is situated just a couple of miles away, offering straightforward connections to the mainland.



N PROPOSED GROUND FLOOR PLAN  
1:50 @ A2



N PROPOSED FIRST FLOOR PLAN  
1:50 @ A2

#### PLANNING PERMISSION

Permission was originally granted for a detached dwelling in August 2022 and later a revised scheme approved in June 2024. Full plans and decision notice etc. can be viewed online via Isle of Wight Council's planning department website:- <https://publicaccess.iow.gov.uk/online-applications/> using planning references: 21/01516/FUL & 24/00513/RVC.

#### SERVICES

Mains gas, water, electricity and drainage are available adjacent to the plot.

#### TENURE

Freehold

#### POSTCODE

PO40 9SL

#### VIEWING

Strictly by appointment with the selling agent Spence Willard

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