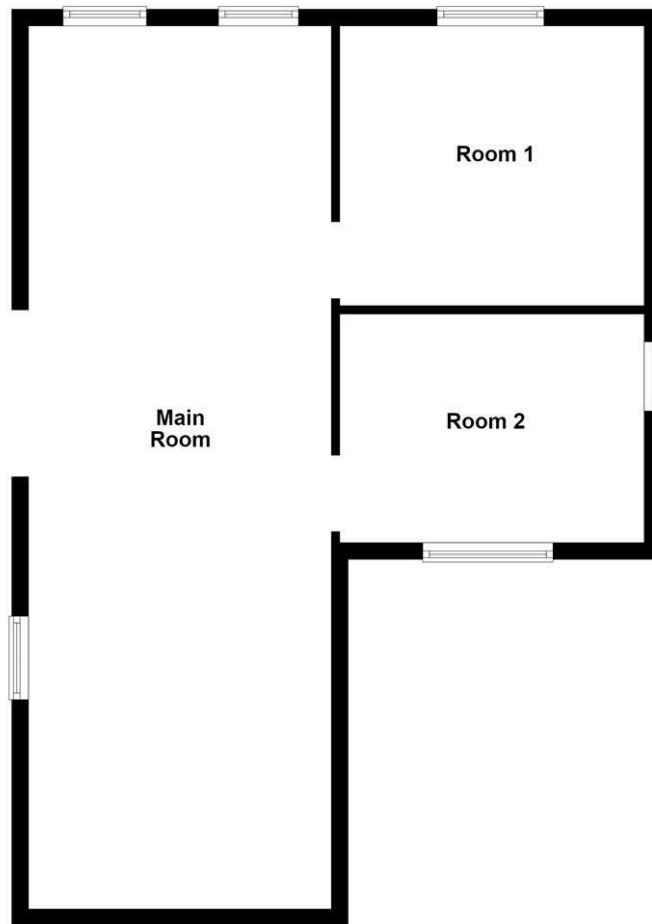


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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• RARE OPPORTUNITY • DETACHED BUNGALOW UNIT • PART
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A rare opportunity to acquire a part finished conversion of a former Kennel, to provide a holiday home. Under the Isle of Wight Council planning reference number: 21/02333/FUL consent was published on the 1st April 2022. Full details are available on the Isle of Wight Council planning portal.

The unit will have its own designated area for parking and a courtyard/garden area to the rear. Our client has decided that it is now best for a new purchaser to take on the project to completion of the works required.

Bagwich Lane is situated on the outskirts of Godshill in a beautiful rural location and nearby there are many miles of delightful countryside walks. The village of Godshill is about 1.75 miles distant and the main towns of both Shanklin and Newport are about 5 miles away.

Brief details and approximate dimensions are as follows;

MAIN ROOM 34'9 x 11'11 (10.59m x 3.63m)

ROOM 2 12'0 x 11'10 (3.66m x 3.61m)

ROOM 3 12'0 x 9'0 (3.66m x 2.74m)

SERVICES

Mains electricity, water and drainage are available but not currently connected

TENURE

TBC

COUNCIL TAX

TBC

