Land at Egypt Point, Prince's Esplanade, Gurnard, Cowes, Isle of Wight, PO31 8BT



BCM Wilson Hill

A rare opportunity to acquire a substantial coastal landholding extending to approximately 5.67 acres (2.294 hectares) in one of the Isle of Wight's most sought-after locations.

- Rare coastal landholding extending to approximately 5.67 acres
- Prime position on Prince's Esplanade, Gurnard
- Direct vehicular access from the public highway
- Views across the Solent and easy access to Cowes seafront amenities

Guide Price £160,000





Location

The land is situated within the popular sailing village of Gurnard, enjoying a prime position overlooking the Solent. Gurnard is renowned for its attractive seafront, village amenities and coastal walks, whilst the nearby town of Cowes offers an extensive range of shops, restaurants, cafés and leisure facilities.

Prince's Esplanade provides a picturesque route between Gurnard and Cowes, making the property highly accessible whilst retaining a sense of privacy and seclusion. The neighbouring Solent Shores development highlights the desirability of the immediate locality.

Description

A rare opportunity to acquire a substantial coastal landholding extending to approximately 5.67 acres (2.294 hectares) in one of the Isle of Wight's most sought-after locations.

Known as Egypt Point, the land occupies a prominent position on Prince's Esplanade, Gurnard, adjacent to the prestigious Solent Shores development and within easy walking distance of Cowes. The site benefits from vehicular access from Prince's Esplanade and comprises an attractive mix of established woodland and open areas, creating a unique and private setting.

Sale Plan

Not to scale



METHOD OF SALE
The property is offered for sale as a whole by Private Treaty.

SERVICES
There are no services connected to the property.

WAYLEAVES, EASEMENTS AND COVENANTS
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TREE PRESERVATION ORDER
The property comprises established woodland which is protected by a Woodland Tree Preservation Order, helping to preserve the site's attractive natural character and setting. Purchasers should satisfy themselves as to the implications of the designation and any proposed future use of the land.

RIGHTS OF WAY
There are no public or private rights of way over the property.

SPORTING, MINERAL AND TIMBER RIGHTS
The sporting, mineral and timber rights are included in the sale insofar as they are owned.

ACCESS
Vehicular access to the property is via the existing hard standing entrance and five-bar gate.

TENURE
Freehold with vacant possession available upon completion.

PLANS, AREAS AND SCHEDULES
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY
Given the nature of the property, viewers should take particular care during inspections and be mindful of uneven ground and agricultural hazards.

CONTAMINATION
The property is understood to have formed part of a former gasworks site. Prospective purchasers should be aware of the potential for historic ground contamination associated with this former use and are advised to undertake their own environmental investigations and satisfy themselves as to the condition and suitability of the property. No warranty or representation is given in respect of ground conditions or contamination.

EPC AND COUNCIL TAX
Not applicable.

LOCAL AUTHORITY
Isle of Wight Council.

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Viewings
By appointment with BCM Wilson Hill
Mr Daniel Ward, BCM Wilson Hill
t: 01983 828805
e: dward@bcmwilsonhill.co.uk
NB: These particulars are as at 27th November 2026

IMPORTANT NOTICE
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ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

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