

Plot 61 Hillway Road, Bembridge, PO35 5PJ

£475,000

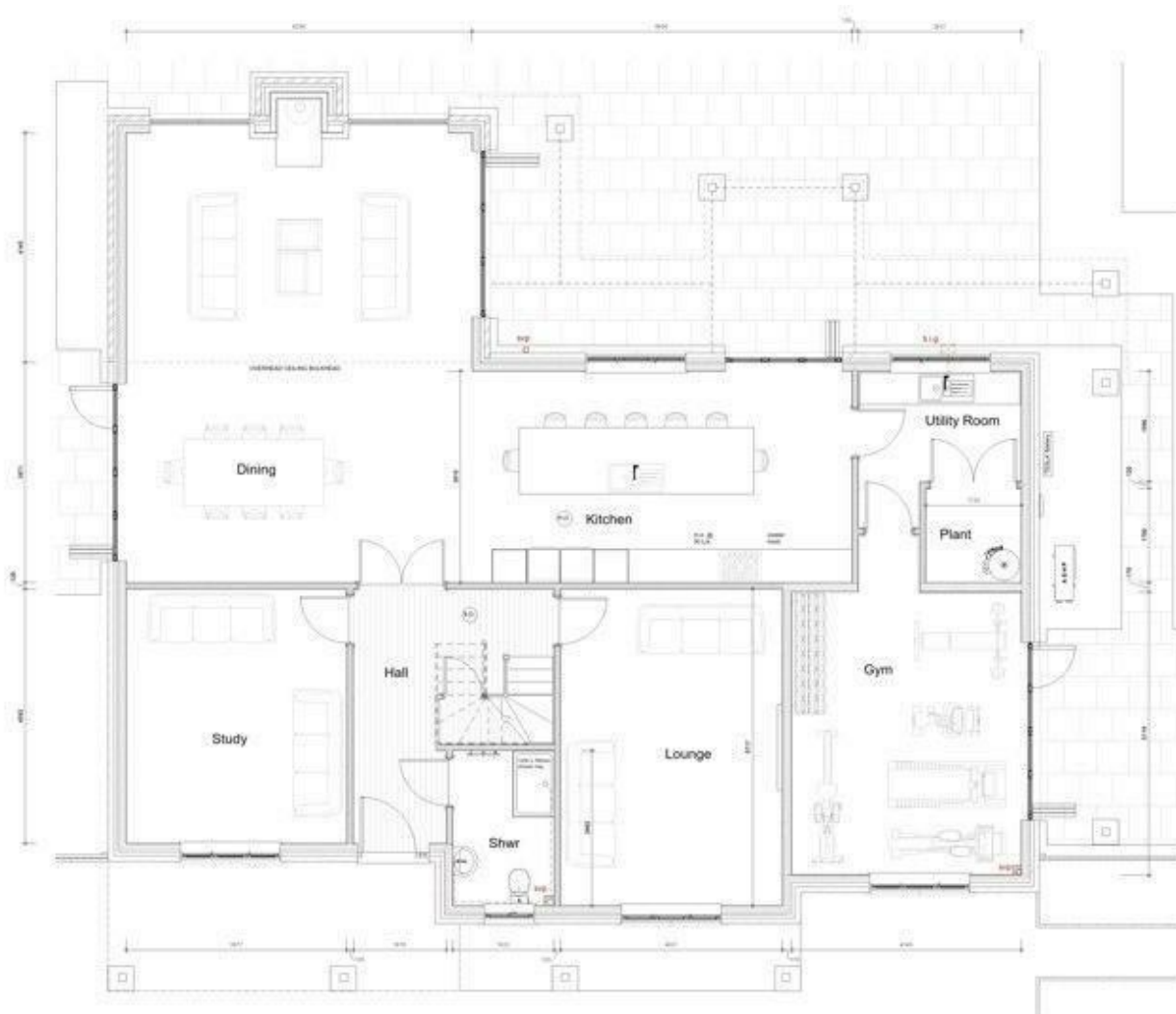
EPC Rating: Council Tax Band: New Build



Exceptional Building Plot with Approved Planning - 303 sq. m Residence. Tucked away on the leafy approach of Hillway Road, this substantial plot offers a rare opportunity for the purchaser to build a striking four-bedroom, four-bathroom home of approximately 303 sq. m (3,260 sq. ft) with a beautiful garden. Benefiting from private driveway access, a mature tree-lined setting and the potential for sea and rural views from the first floor (to be confirmed), the site has already secured full planning permission and will be fully serviced, allowing a seamless start to construction. The design combines contemporary architecture with generous proportions, including four reception rooms, vaulted ceiling features and versatile spaces for modern family life. Plans offer the perfect balance of privacy, scale, and coastal living - an exceptional opportunity to create a bespoke new home in a prestigious Isle of Wight location. Planned Accommodation Overview

\*\* Final property design and garage is subject to approval

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1 Ground Floor Plan\_1-50  
1:50

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