



CGI

RESIDENTIAL DEVELOPMENT PLOT

23, Lower Church Road, Cowes, PO31 8JG



An excellent opportunity to create a distinctive coastal home in one of the Island's most desirable seaside locations.

- Prime Gurnard Location
- Rare opportunity to build a bespoke coastal home
- Full planning permission for contemporary detached dwelling
- South-westerly aspect capturing sunset views
- Short walk to beach, sailing facilities and coastal paths
- Highly desirable setting for permanent or second home

Guide Price £335,000



Residential Development Plot

A rare opportunity to acquire a generously sized building plot, set in a peaceful and secluded position within the highly sought-after coastal village of Gurnard. Full planning permission has been granted under reference 26/00061/FUL for the construction of a striking contemporary dwelling. The approved design offers stylish, modern accommodation arranged over two floors, incorporating extensive glazing and a first-floor balcony to maximise natural light and outlook. The scheme also includes a mix of natural materials, with timber cladding and stonework, creating an attractive coastal aesthetic in keeping with the surroundings.

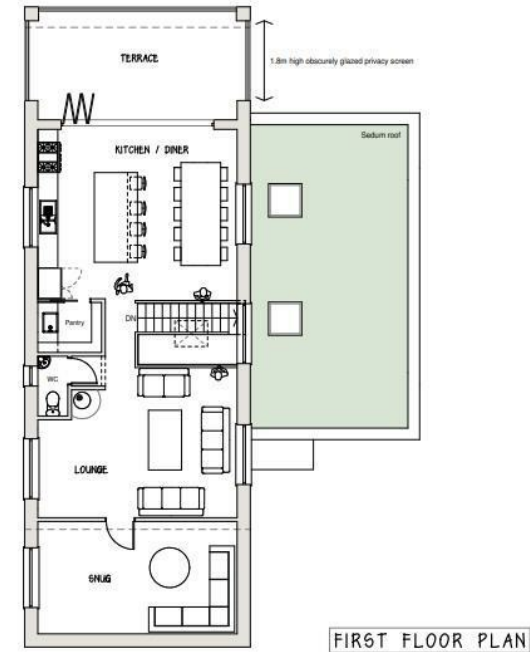
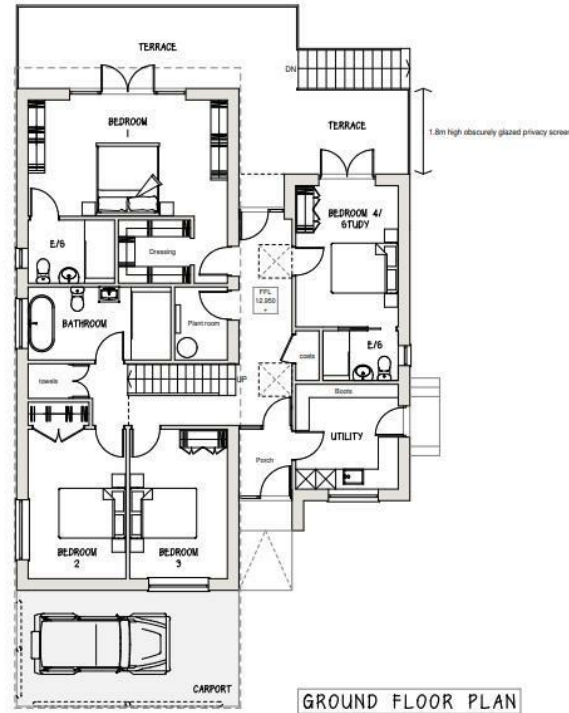
The proposed layout has been thoughtfully designed to provide well-proportioned living space, with a strong emphasis on indoor-outdoor living and connection to the garden.

The plot is approached via a shared driveway serving only one other property, providing a tucked-away setting with a good degree of privacy. It further benefits from a desirable south-westerly rear aspect, ideally positioned to enjoy Gurnard's famous sunsets.

Situation

Gurnard is a popular coastal village located to the west of Cowes. The village provides a range of local amenities, including a primary school, convenience store, pub and café, while the nearby town of Cowes offers a wider selection of shops, restaurants and ferry connections to the mainland.

The property is within easy walking distance of the seafront, with access to coastal walks and open green spaces. The surrounding area is well known for its sailing activity and coastal setting, making it a practical and well-connected location for both permanent residence and second home use.



NOT TO SCALE

Planning

Planning permission was granted under reference 26/00061/FUL for the Demolition of dwelling; Proposed replacement dwelling.

There are some pre-commencement conditions that will need to be discharged by the Buyer before commencement.

Section 106

The buyer will be obligated, under contract to inherit the contribution for Biodiversity Net Gain and Habitat Mitigation applicable as confirmed within the Section 106.

Method of Sale

The property is for sale by private treaty.

Tenure and Possession

The property is freehold and vacant possession will be given on completion.

Rights of Way

There are no public or private rights of way across the property.

Access

The property is accessed via a shared driveway off the main highway, serving this plot and adjacent property.

Services

As the site currently supports a dwelling, there are existing mains water, electric and drainage connection on site, however it is recommended that purchasers should undertake their own investigations on site.

Health and Safety

Given the potential hazards of the site, which is typical of an undeveloped development site, we ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of accident when making your inspection. All viewings and site visits must be organised with BCMWH and should always be accompanied by a member of BCMWH.

Existing Dwelling

The existing dwelling comprises a two bedroom bungalow, approximately 603sqft, of tradition build construction. As per the granted planning permission, this dwelling is to be demolished for the proposed replacement dwelling.

EPC - E

Council Tax - B

Wayleaves and Easements

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 poles whether referred to in these particulars or not.

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 miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Postcode

PO31 8JG

What3words

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Viewings

By appointment with BCM Wilson Hill only.

NB. Awaiting final CGI image. Current front page image is a watermark draft of the completed image.

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 11th June 2026

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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.

Isle of Wight - Sales

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