



Residential Plot, Gatehouse Road, Upton, Ryde, Isle of Wight, PO33  
4BS

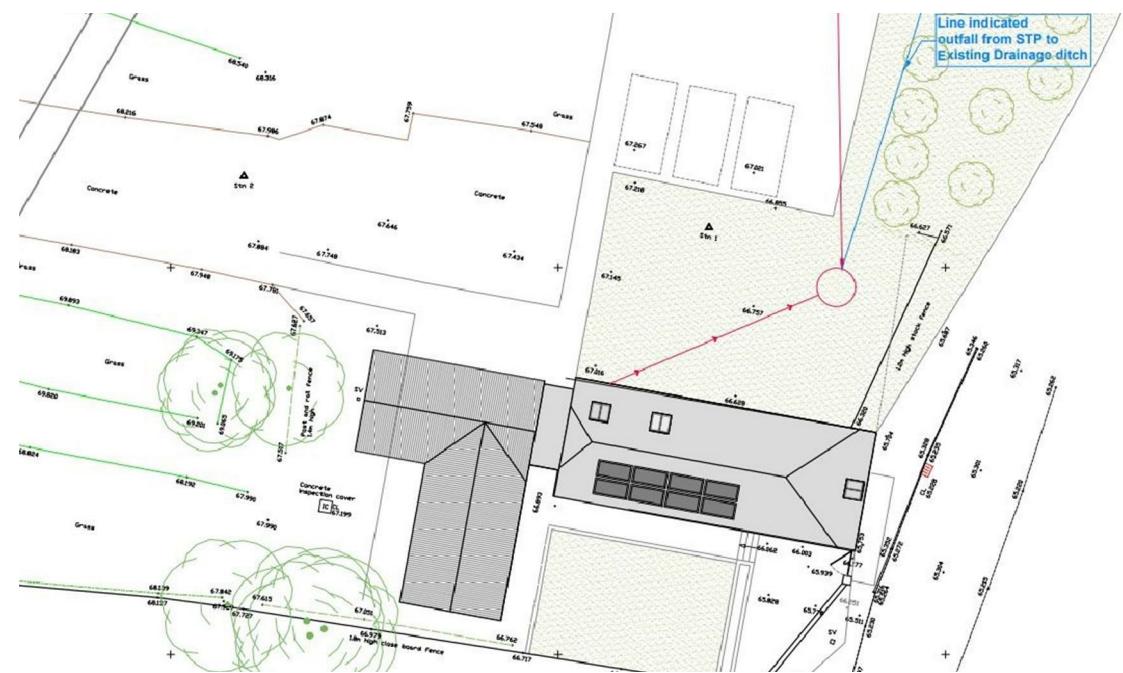
A great opportunity to purchase a 0.98acre building plot with full planning permission for a 181sqm. (1953sqft.) detached 3 bedroom dwelling in Upton, under planning reference 22/00320/FUL.

- Residential Building Plot
- Full Planning Permission
- Perfect Rural Location
  - Countryside Views
  - 0.98 Acre (0.39ha) Plot
- Proposed 181sqm 3 Bedroom House

&lt;div[](https://www.123rf.com/450wm/123rf.com/123rf.com0001/123rf00010001\_00100/ground-floor-sign-123rf00010001\_00100.jpg)

Three Double Bedrooms – Kitchen/Dining/Lounge –  
Family Bathroom – Utility Room  
W/C – Entrance Hall  
149.59sqm. (1610.73sqft.)

First Floor  
Mezzanine  
31.9sqm. (343.37sqft.)



## DESCRIPTION

A great opportunity to purchase a residential building plot with full planning permission for a 181sqm. (1953sqft.) detached 3 bedroom dwelling in Upton, under planning reference 22/00320/FUL.

Upton is a tranquil village located near Ryde on the Isle of Wight's north eastern coast. Nestled amidst rolling hills and picturesque countryside, Upton offers a serene retreat while remaining conveniently close to Ryde's amenities and attractions.

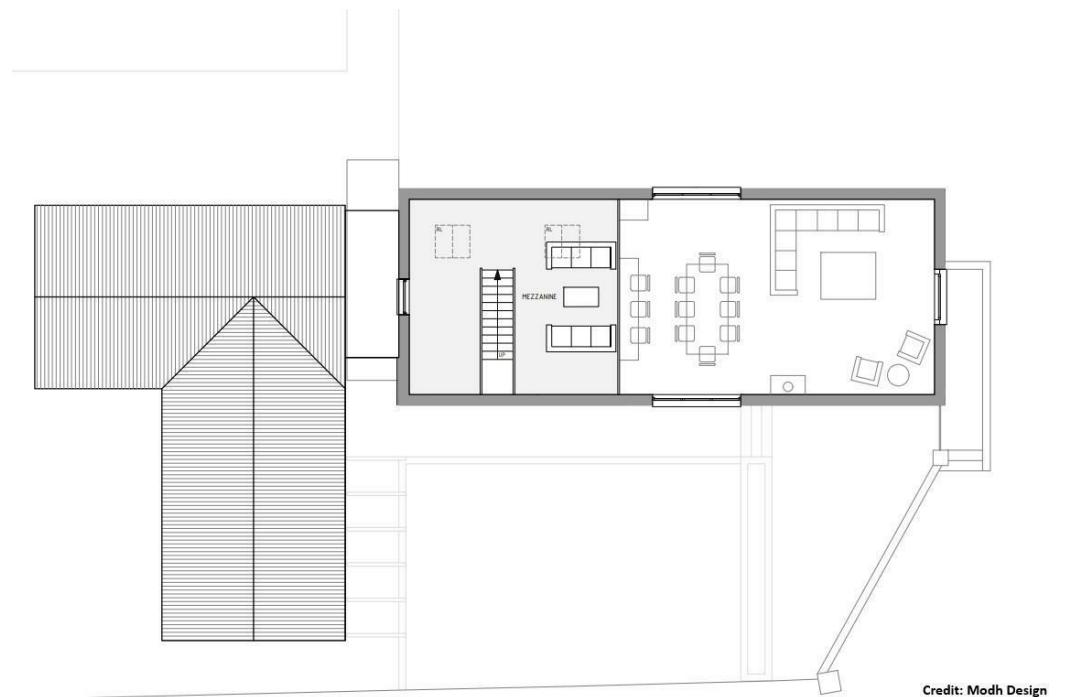
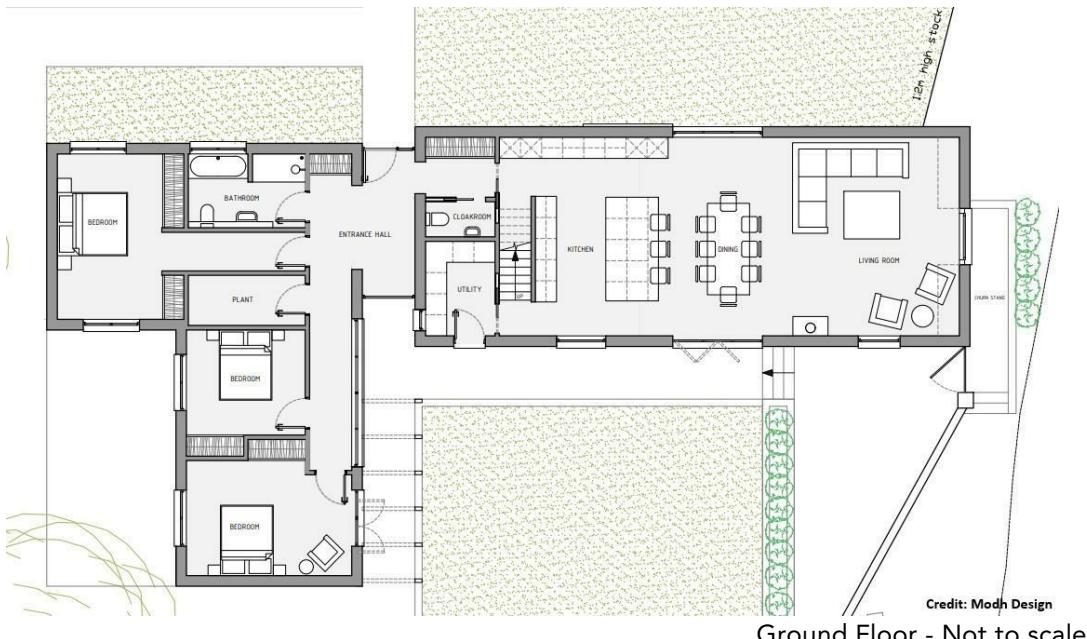
The dwelling as proposed is set over two floors. With each floor comprising:

Ground Floor - Three Double Bedrooms – Kitchen/Dining/Lounge – Family Bathroom – Utility Room – W/C – Entrance Hall – 149.59sqm. (1610.73sqft.)

First Floor – Mezzanine – 31.9sqm. (343.37sqft.)

As illustrated on the submission plans, the proposed dwelling will enjoy a large rear and side garden, with ample off-road parking.

In all, the property extends to 0.98 acres (0.39ha).



# General Remarks

## METHOD OF SALE

The property is for sale by private treaty.

## PLANNING

Planning permission was granted in February 2024 under planning reference 22/00320/FUL. 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 Affordable Housing applicable as confirmed within the Section 106. A copy of all planning documents for the property are available from the selling agents.

The seller will contribute to all Nitrate mitigation as per the S106; "an area of land previously used for agricultural purposes totalling an area of 0.1 hectares, to be used for the planting of the Woodland Planting Scheme".

## BOUNDARIES

The seller will erect a stock proof fence denoting the boundaries prior to completion of sale.

## AGRICULTURAL BARN

The Agricultural Barn that is currently at the property will be demolished prior to exchange of contracts by the seller.

## 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 over the property.

## ACCESS

There is a vehicular access into the plot off the public highway, Gatehouse Road over a private driveway (hatched orange on the sale plan). The area hatched orange will be retained by the Seller however the Purchaser will benefit from an all purpose right of access over the area.

## SERVICES

Mains water and mains electricity are currently connected to the property.

As per the planning consent, a sewage treatment plant is to be installed by the buyer for drainage.

## COUNCIL TAX

TBC

## EPC

TBC

## 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 pipes 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

PO33 4BS

## What3Words

///spelled.cringes.pepper

## VIEWINGS

By appointment with BCM Wilson Hill only.

NB These particulars are as at April 2025 and photography taken March 2025. Architectural drawings credited to Modh Design.

## SELLING AGENT

BCM Wilson Hill – Isle of Wight Office  
Red Barn, Cheeks Farm  
Merstone, Merstone Lane  
Isle of Wight, PO30 3DE  
T – 01983 828805

## 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 7th August 2025

## 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

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