



Residential Development Site, Moor Lane, Brighstone,  
Isle of Wight, PO30 4DL



An excellent residential development opportunity extending to approximately 0.85 acres, situated in the desirable West Wight village of Brighstone. The site benefits from planning permission for four detached dwellings with associated garages, parking, access and landscaping, and enjoys an elevated position with attractive views towards Brighstone Down.

- Planning permission for four detached dwellings
  - Sought-after Brighstone village location
  - Superb views towards Brighstone Down
    - Edge of Village Setting
  - Highly Regarded West Wight Village
- Exceptional Residential Development Opportunity

**Guide Price £595,000**



### Residential Development Site

A rare opportunity to acquire a residential development site with planning permission for the construction of four dwellings, together with two detached garages, access, parking and landscaping, situated on the edge of the highly sought-after village of Brighstone. The site occupies an attractive position off Moor Lane, adjoining existing residential development and enjoying a pleasant setting close to open countryside.

Planning permission has been granted on appeal under Isle of Wight Council reference 23/00048/REF.

Brighstone offers a range of village amenities and convenient access to the Island's renowned coastline, making the development well placed to appeal to both owner-occupiers and the wider residential market.



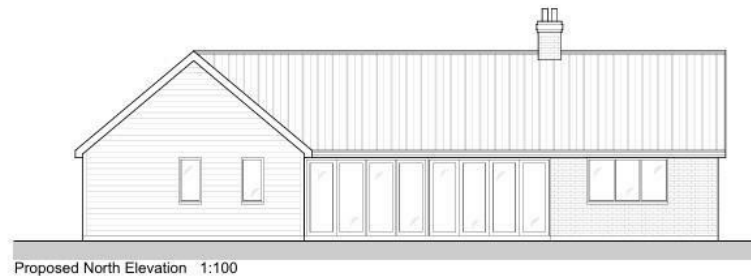
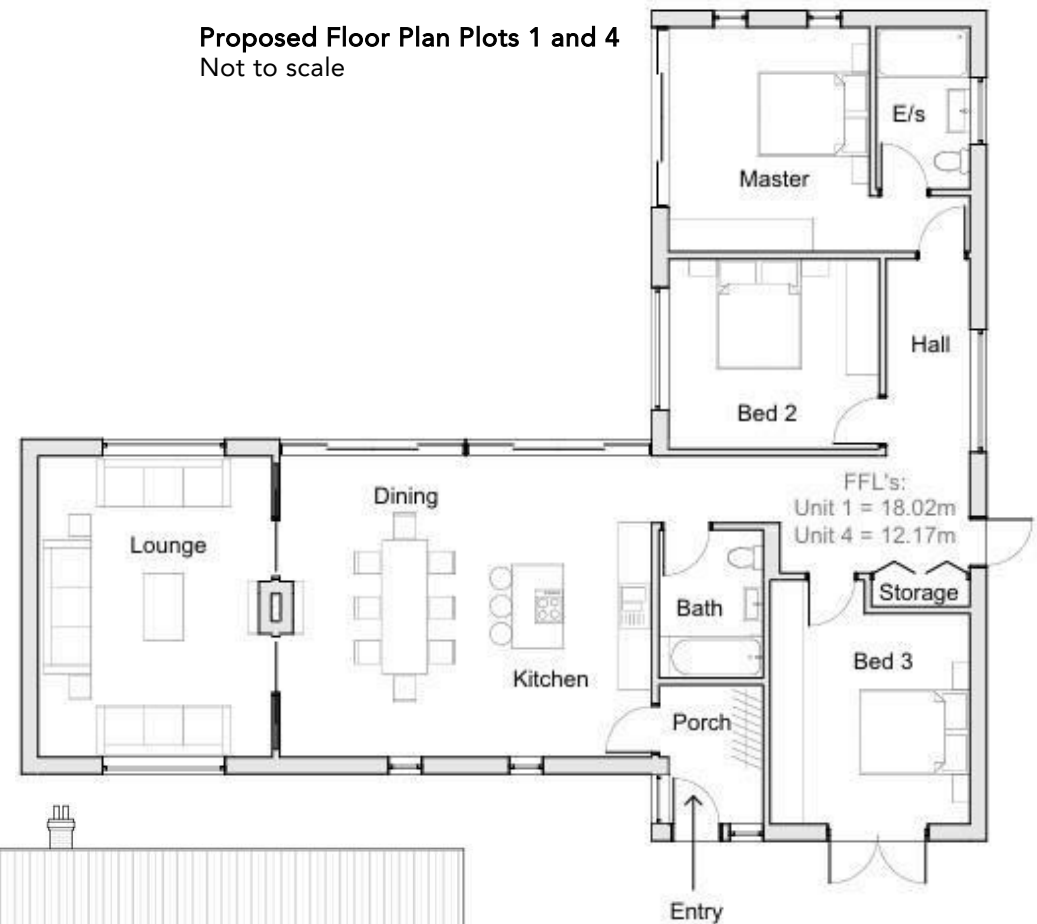
Not to scale

## Plots 1 and 4

Large three bedroom bungalow, with a lounge, and open plan kitchen/dining area with bi-fold doors. Three double bedrooms, one with en-suite, and a family bathroom. Complete with a detached garage.



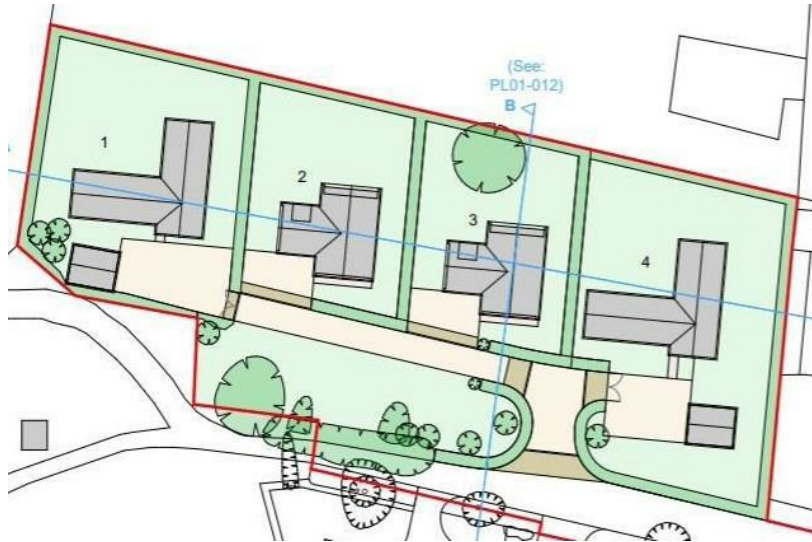
**Proposed Floor Plan Plots 1 and 4**  
Not to scale



**Proposed Elevations Plots 1 and 4**  
Not to scale

## Plots 2 and 3

A three bedroom chalet bungalow, with large open plan living/kitchen/dining area. Three double bedrooms on the first floor, the master bedroom complete with an en-suite and balcony.



## Proposed Floorplan Plots 2 & 3

Not to scale



## Proposed Elevations Plots 2 & 3

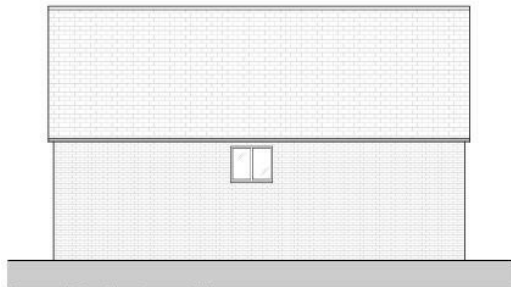
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Proposed North Elevations 1:100



Proposed West Elevations 1:100

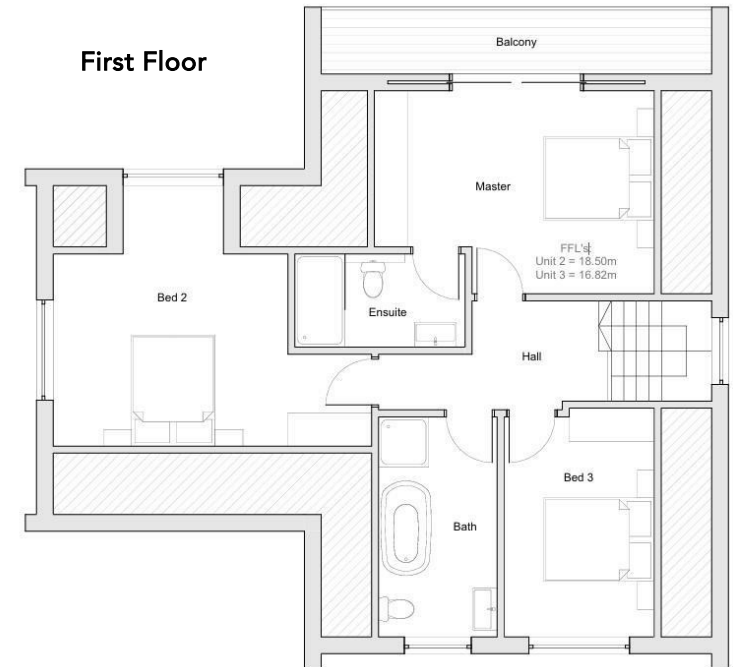


Proposed East Elevations 1:100



Proposed South Elevations 1:100

## First Floor



METHOD OF SALE

The development site is offered for sale by private treaty.

PLANNING PERMISSION

Planning permission was duly granted in August 2024 following appeal (ref. 23/00048/REF), for; Proposed development of four dwellings, two detached garages, vehicular access, parking and landscaping.

There are a number of pre-commencement conditions that apply to the planning. Further details can be obtained from the selling agent

SECTION 106

The buyer will be obligated, under contract to inherit the contribution for Affordable Housing and Footpath Contribution as confirmed within the Section 106. Further detail can be obtained from the selling agent.

RIGHTS OF WAY

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

ACCESS

The proposal illustrates a new access from Moor Lane, this provides suitable vehicular and pedestrian access in accordance with the approved plans. The property benefits from an all purpose right of way over Moor Lane (privately owned).

SERVICES

We understand that services may be available within close proximity of the plot - however purchasers to make their own

investigations.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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

BCM Wilson Hill 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.

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 popes whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

HEALTH AND SAFETY

Given the potential hazards of land, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

EPC

N/A

POSTCODE

PO30 4DL

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX

N/A

What3Words

///affirming.bricks.assure

VIEWINGS

By appointment with BCM Wilson Hill only.

SELLING AGENT

Daniel Ward  
BCM Wilson Hill – Isle of Wight Office  
Red Barn, Cheeks Farm  
Merstone, Merstone Lane  
Isle of Wight, PO30 3DE  
T - 01983 828808

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 July 2026 and photos 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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