



Residential Development Plot at The Hillock, Yaverland Road,
Sandown, Isle of Wight, PO36 8QN

An outstanding opportunity to build a substantial detached coastal home in one of Sandown Bay's most desirable and sought-after residential locations.

- Prime coastal position close to Yaverland Beach
- Full planning permission for detached four-bedroom dwelling
- Contemporary design extending to approximately 251 sq.m (excluding garage)
- Open-plan kitchen/family room, lounge and study
 - Three bathrooms and integral garage
 - Elevated position with attractive surrounding outlook

Guide Price £275,000





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

Description

A rare opportunity to acquire a well-positioned residential development plot located within the grounds of The Hillock, enjoying a desirable coastal setting close to Yaverland Beach and the surrounding countryside.

Full planning permission has been granted by the Isle of Wight Council under reference 26/00165/FUL for the construction of an impressive detached four-bedroom dwelling incorporating high-quality contemporary design and spacious family accommodation.

The approved scheme extends to approximately 251 sq.m (excluding the garage) and provides thoughtfully arranged accommodation including a substantial open-plan kitchen/family room, separate lounge, study, four bedrooms, three bathrooms and integral garage.

The proposed dwelling has been designed to create a modern coastal home with strong appeal to both owner-occupiers and self-build purchasers seeking a high-quality residence in a sought-after Isle of Wight location. The plot offers excellent proportions and provides purchasers with the opportunity to create an exceptional home within a well-established residential environment.





Proposed Ground Floor
Not to scale



Proposed First Floor
Not to scale



Situation

The plot occupies an attractive position on Yaverland Road, one of the Island's most desirable coastal locations, lying between Sandown and Culver Down.

Yaverland Beach is within easy reach, offering miles of sandy shoreline and coastal walks, whilst the nearby towns of Sandown and Shanklin provide a comprehensive range of shops, supermarkets, restaurants and leisure facilities. Excellent walking, cycling and outdoor recreational opportunities can be found throughout the surrounding area, including the nearby National Trust countryside and the renowned coastline of Sandown Bay.

The location provides an ideal balance of coastal lifestyle and convenience, making it equally suited to a principal residence, holiday home or bespoke self-build project.

General Remarks

Method of Sale
The property is offered for sale by Private Treaty.

Tenure and Possession
The property is sold Freehold with vacant possession available upon completion.

Rights of Way
There are no public rights of way across the property.

Planning
Planning permission was granted by the Isle of Wight Council on 29th May 2026 under application reference 26/00165/FUL for:
"Proposed dwelling; landscaping and formation of shared access/driveway and parking."

Section 106
The planning consent includes Biodiversity Net Gain obligations and associated planning conditions. Interested parties should make their own enquiries regarding any obligations, contributions or requirements arising from the planning permission.

Access
Vehicular and pedestrian access will be provided via a shared private driveway leading from a private track off Yaverland Road.

Services
The plot is currently un-serviced. We understand that mains services are available within Yaverland Road and that discussions may be possible regarding connections via the existing dwelling, subject to agreement. Purchasers should undertake their own investigations into the availability, specification and cost of service connections.

Covenants
The Vendor reserves the right to impose reasonable restrictive covenants as part of any sale. These may include restrictions relating to alterations to the approved planning consent, external appearance, materials, scale and positioning of the development. Further details will be available within the legal documentation.

Health & Safety
Given the nature of an undeveloped site, viewers inspect entirely at their own risk and should exercise due care whilst on site. All viewings must be arranged through BCM Wilson Hill and accompanied where required.

Plans, Areas and Measurements
Any plans, areas and measurements contained within these particulars are based upon information available at the time of preparation and are provided for identification purposes only. Interested parties should satisfy themselves by inspection and survey.

What3Words
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Postcode
PO36 8QN

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 September 2026

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