

SPENCE WILLARD



Plot at 5 Old School Place, Gurnard, Isle of Wight

A fantastic opportunity to purchase the last sea facing plot with planning permission located on a popular road on the edge of the village of Gurnard

VIEWING 01983 200 880
 COWES@SPENCEWILLARD.CO.UK
 WWW.SPENCEWILLARD.CO.UK

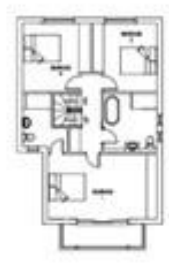
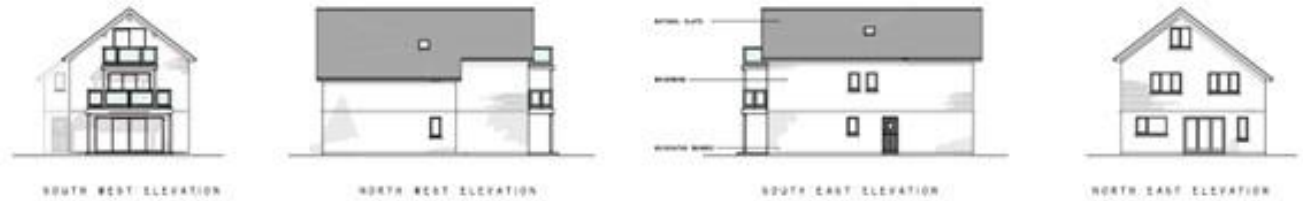
The planning permission allows for a property of approximately 270 square meters with five bedrooms, two of which will be en-suite, with two enjoying Solent views and access onto their own private balconies. The ground floor accommodation is perfectly laid out for modern living with a spacious sitting room with doors leading out onto the west facing sun terrace, a large kitchen dining room with bi-fold doors accessing the rear garden and an adjacent utility room and separate cloakroom.

Offered for sale with full planning permission for a large five bedroom detached family home with building regulations already registered and paid for.

PLANNING Ref (P/00919/14) can be viewed on the IW Council website, or from the selling agent. The planning permission also includes the construction of a large double garage to the rear of the home, which is approached via a private road leading from Hilton Road.

Adjacent to the plot are open fields and views of both the Solent and the open countryside will be enjoyed from the first and second floors.

The property is conveniently positioned for the amenities of Gurnard, which include two pubs, The Woodvale and The Portland and also the fabulous Gurnard Press, where locals and visitors regularly frequent. There is also a grocery store. Nearby Cowes provides a wider range of shops, restaurants and



FL0T 3
 THE PROPOSED DWELLINGS
 FORMER GURNARD SCHOOL,
 HILTON ROAD
 GURNARD
 ISLE OF WIGHT PO31 8JZ
 AREA NO. 13, 1, 1543, 2, 226
 DATE 11-08-11-08
 DRAWN BY
 SPENCE W. 1177
 ARCHITECTS, ENGINEERS & LANDSCAPERS
 10, THE SQUARE
 PO BOX 1000
 PO1 1AA

bars, world renowned sailing facilities as well as the hi-speed ferry service to Southampton.

POST CODE PO31 8EZ

COUNCIL TAX Band TBC

TENURE Freehold

SERVICES Water and drainage is already on site. Gas and electricity connections are adjacent to the property ready to be connected.

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard.

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