



**RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING  
PERMISSION FOR TWO DETACHED DWELLINGS**

Treetops, Worsley Lane, Gurnard, Isle of Wight, PO31 8JS



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**Guide Price: £675,000**

This represents a rare opportunity to purchase a peaceful and secluded site in the heart of Gurnard which benefits from full planning permission to create two unique architecturally designed detached dwellings. Planning Ref:- 22/00785/FUL. The site is located down a small private road off Worsley Lane, only five minutes from the beach and sea front. The site is quite unique, and borders onto a private woodland which is inhabited by numerous birds, foxes, badgers and red squirrels- a nature reserve on one's doorstep, filled with vibrant bird song.

Gurnard is a popular coastal village with a thriving sailing club, two pubs and local shop and cafe. Nearby Cowes, internationally renowned for its sailing, is a level walk along the seafront and provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

The dwellings as proposed are set over four floors. With each floor comprising:

## Plot 1

Ground Floor—Lounge/Kitchen/Diner, store room, utility & boot room

First Floor Split—Two double bedrooms (one en-suite), family bathroom and study

First Floor Split—Bedroom with en-suite

Second Floor—Master Bedroom with-en-suite

## Plot 2

Ground Floor—Lounge/Kitchen/Diner, snug, utility & integral garage

First Floor Split—Two double bedrooms (one en-suite), family bathroom and study

First Floor Split—Bedroom with en-suite

Second Floor—Master Bedroom with-en-suite

Each plot will benefit from off-street parking, a secluded rear garden and sea glimpses.

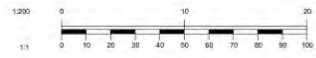
The materials proposed include buff brick articulated with feature courses and punctuated window details, bronze zinc loft room, concealed rainwater goods, aluminium features and glazing.



Computer Generated Images & Cross Sections  
Not to scale



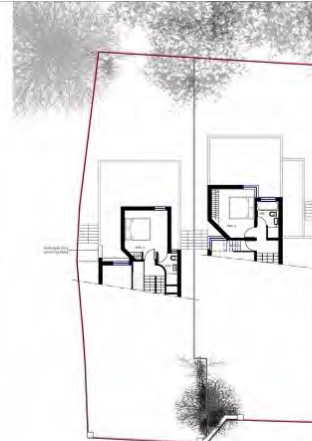
# PROPOSED SITE LAYOUT (Planning Illustration) - Not to scale



**GROUND FLOOR PLAN**  
Scale 1:200



**FIRST FLOOR SPLIT LEVEL PLAN**  
Scale 1:200



**FIRST FLOOR SPLIT LEVEL PLAN**  
Scale 1:200

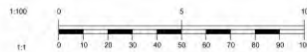


**LOFT FLOOR PLAN**  
Scale 1:200



NOTE: Rear Bedroom windows to First floor 'Bedroom 2' to be fixed glass element to lower window frame with an BCO compliant top operable fan light for ventilation and means of escape

**NORTH WEST ELEVATION**  
Scale 1:100



**SOUTH EAST ELEVATION**  
Scale 1:100



**BLOCK PLAN**  
Scale 1:200

**NOTES:**  
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The drawing must be read in conjunction with the conditions of sale. Approximate dimensions must be checked on site. Approximate dimensions should be taken in preference to scaled dimensions.  
It is the Client's responsibility to read and comply with conditions imposed by Planning or Building Regulations. Approvals associated with these plans, including planning materials and letters with planners prior to commencement.

**Materials:**  
- High quality buff brick throughout articulated with feature courses and paneled window details.  
- Bronze zinc leaf roofing.  
- Concealed PVCu windows and glazing element to match through with zinc and

Outline illustrating planning permission P-00411-12

<b>PROJECT</b>	TWO NEW DWELLINGS - TREE TOPS WORSLEY LANE, GUNARD	<b>SCALE</b>	1:100 / 200	<b>DATE</b>	
<b>TITLE</b>	PROPOSED SITE PLAN AND LAYOUTS GROUPED	<b>DRW NO</b>	LMA-TT-00ZPL (REVISED B)	<b>JAN 2023</b>	

**lma**  
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## GENERAL REMARKS AND STIPULATIONS

### Method of sale

The property is offered for sale as a whole, by private treaty.

### Tenure

The bungalow is occupied by a tenant under a formal Assured Shorthold Tenancy (now periodic). We are informed by the seller that the property will be vacant prior to completion.

The property is freehold.

### Planning

Full planning permission was duly granted on 27th October 2023, under reference 22/00785/FUL. There are some pre-commencement conditions that will need to be discharged by the local authority prior to commencement on site.

### Services

The existing bungalow is connected to mains gas, water, electricity and drainage.

### Local Authority

Isle of Wight Council, 01983 821 000 [iwight.com](http://iwight.com)

### Post Code

PO31 8JS

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Selling Agent

BCM, Isle of Wight office

Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805

### Wayleaves, Easements & Rights of Way

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, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water and gas and other pipes whether referred to in these particulars or not. There are no rights of way crossing the land.

### Access

The property is accessed from the public highway via a private lane (Worsley Lane) benefiting from an all-purpose right of access, with no obligations to repair or maintain.

### Viewings

Strictly by appointment with BCM only.

### Fixtures and fittings

BCM will supply a list on request 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 in these particulars.

### EPC

The existing bungalow at the property has an energy performance certificate as Rating D.

The proposed dwellings will require their own separate EPC's upon completion.

### Council Tax Band

The existing bungalow at the property is a council tax band D.

 [what3words](https://www.what3words.com/estimate/showrooms.clasping) [///estimate.showrooms.clasping](https://www.what3words.com/estimate/showrooms.clasping)

### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 of representations of facts
- 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 or their clients. Neither BCM 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 regard 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 - not have BCM tested them.

**Particulars prepared January 2024 and the photography taken August 2023.**



## WINCHESTER

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rural property specialists