

**JUBILEE DAIRY, MARKS CORNER, NEWPORT, ISLE OF WIGHT PO30 5UD**

**GUIDE PRICE £649,000**







A detached 4 bedroom house (with consent for a new replacement dwelling approaching 4,000 sq ft) with land standing in an elevated and commanding position with breath-taking sea views towards Thorness Bay, the Solent and the New Forest beyond - particularly spectacular at sunset. Located on the edge of the rural hamlet of Marks Corner adjacent to Parkhurst Forest, this interesting property is provided with outbuildings, gardens and land; it has access to the wonderful walking and riding in neighbouring Parkhurst Forest whilst being within 10-15 minutes normal driving time of both the County Town of Newport and the yachting hub and port of Cowes. With several paddocks the property extends, in all to about 12.64 acres (5.12 ha).

Planning consent was granted on 12th December 2016 for an architect-designed, bespoke new-build 4 bedroom house 3,789 sq ft (352 sq m) Gross Internal Area approximately to be built to the north-west of the existing dwelling in a position orientated and situated to best take advantage of the magnificent sea and coastal views. This 2 storey house is designed in the style of a barn conversion to seamlessly blend in with the rural landscape. As well as this impressive new dwelling, the consent provides for the retention of 2 existing buildings and for the building of 2 new, adjoining garage blocks.



The land provides opportunities for leisure, equestrian or small holding uses and perhaps for glamping or other tourism related uses (subject to obtaining any necessary Statutory Consents). There are gardens and plenty of off-road parking; the neighbouring Forest abounds with wildlife including native red squirrels. There are wonderful walks and riding on more than 10km of forest rides are available for walkers, mountain bikers and also (by annual permit £55) for horse riders.



## THE EXISTING HOUSE

The accommodation in the existing house (which is constructed of colour-washed, brick-faced elevations beneath a partly slated and a partly flat roof) is described in the floor plans and photographs, and more particularly below:

### GROUND FLOOR

**Porch** leading to **Outhouse/Store** and door to:

**Hall** with quarry-tiled floor

**Cloakroom** with wc and basin, quarry tiled floor

**Kitchen/Diner** with fitted units and work surfaces, space and plumbing for appliances, quarry tiled floor, walk-in Pantry, outside door and Cloak/Boot Room area

**Living Room** with open fireplace containing wood-burning stove

**Lounge/Dining Room** a dual aspect room with coastal views, parquet floor and open fire

**Lobby** with front door and stairs (steep) to first floor.

**Sitting Room** with open fire in attractive green-tiled surround

### FIRST FLOOR

**Landing** split-level with airing cupboard containing hot water cylinder, painted wooden floor

**Bedroom 1** dual aspect with coastal and sea views over Thorness Bay, painted wooden floor

**Bedroom 2** with coastal and sea views over Thorness Bay, painted wooden floor

**Family Bathroom** with bath, basin and wc, painted wooden floor

**Bedroom 3** with painted wooden floor

**Bedroom 4** with original attractive feature small cast iron horseshoe fire grate, painted wooden floor



### OUTSIDE

The property is approached over a driveway off the highway through a gated entrance. There is a lawned front garden to the existing house and hardstanding for parking for many vehicles. There is a brick-walled enclosure (formerly a farm building) with built-in barbecue provides an ideal area for dining 'al-fresco'.





### **Buildings**

**Woodstore / Garage** 5.15m x 7.28m (16'8" x 23'8") Open-fronted

**Open-fronted Agricultural Barn** 8.17m x 11.97m (26'8" x 39'2") of Steel Portal Framed construction, roofed and clad to 3 sides with profiled steel sheeting. Good eaves height, ideal for storage of vehicles, boats, machinery, fodder or potentially for conversion to stabling.

**Old Pigties** of concrete block construction.

### **Planning Permission for Proposed Replacement Dwelling and Garaging:**

Planning consent ref: TCP/02677/J, P/01327/16 was granted on 12th December 2016 for the building of an architect-designed, bespoke new-build 4 bedroom house to the north-west of the existing dwelling in a position orientated and situated to best take advantage of the magnificent sea and coastal views. This 2 storey house is designed in the style of a barn conversion to seamlessly blend in with the rural landscape.

The accommodation on the consented plans is set out on 2 storeys and comprises:

### **GROUND FLOOR**

Hall, Living Room, Boot Room, Cloakroom with wc, Utility Room and Larder, large open-plan Kitchen-Sitting-Dining Room.

### **FIRST FLOOR**

Master Bedroom Suite (Bedroom with Balcony, Dressing Area and Bathroom 'en-suite'), Guest Suite (Bedroom 2 with Balcony, Shower Room 'en-suite'), Bedroom 3 with shower room 'en-suite', Bedroom 4 with shower room 'en-suite' and Bedroom 5/Study.

### **GARAGING**

As well as this impressive new dwelling the consent provides for the building of 2 new, adjoining garage blocks – these are arranged at right angles to each other on and by the site of the existing house and Woodstore / Garage. They both have pitched roofs with sky-lights and comprise:

**The North-East Garage** – to be divided into 3 bays, each with a pair of garage doors providing garaging for 3 cars or 2 cars and a workshop.

**The South-West Garage** – to be divided into 4 bays, two of which form an open-fronted car port for 2 vehicles and the other two provide a store for garden machinery.

### **THE LAND**

The land extends in a number of pasture paddock enclosures to the west and north of the existing house. It slopes gently down from house towards the Solent allowing uninterrupted coastal views. The land has been largely fenced with post and rail and stock netting. There is water connected to or available to most enclosures. The land is suited to grazing or alternatively a nearby farmer has cut it annually for hay/silage. There is a footpath which crosses the drive (outside the gated area) and then crosses the land but this has been partly fenced off to maintain privacy and security.

**Council Tax Band D** (Existing House) 2017/18 £1,668.28

### **Services and Heating**

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, water (metered). The foul drainage is to a private, septic tank system. There is currently no central heating system in the existing house. Heating is provided by the wood-burning stove and the open fire.



## Tenure & Possession, Fixtures & Fittings

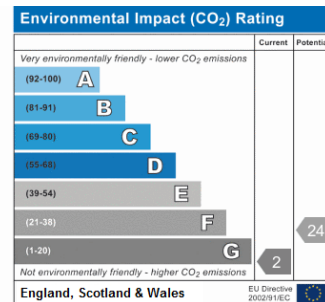
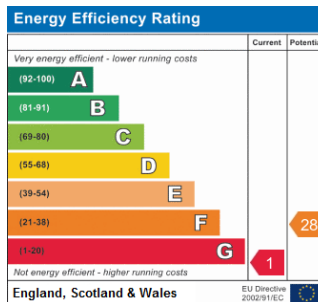
The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

## Directions

Leave Newport heading north on the A3020. At the top of Horsebridge Hill turn left onto Noke Common and after a mile or so turn left towards Marks Corner. Jubilee Dairy is found on the right hand side and is one of the first properties that you come to.

## Viewing Arrangements

Viewing is strictly by appointment with the Sole Agents Biles & Co. To view this property please contact our Isle of Wight office on **01983 872335**

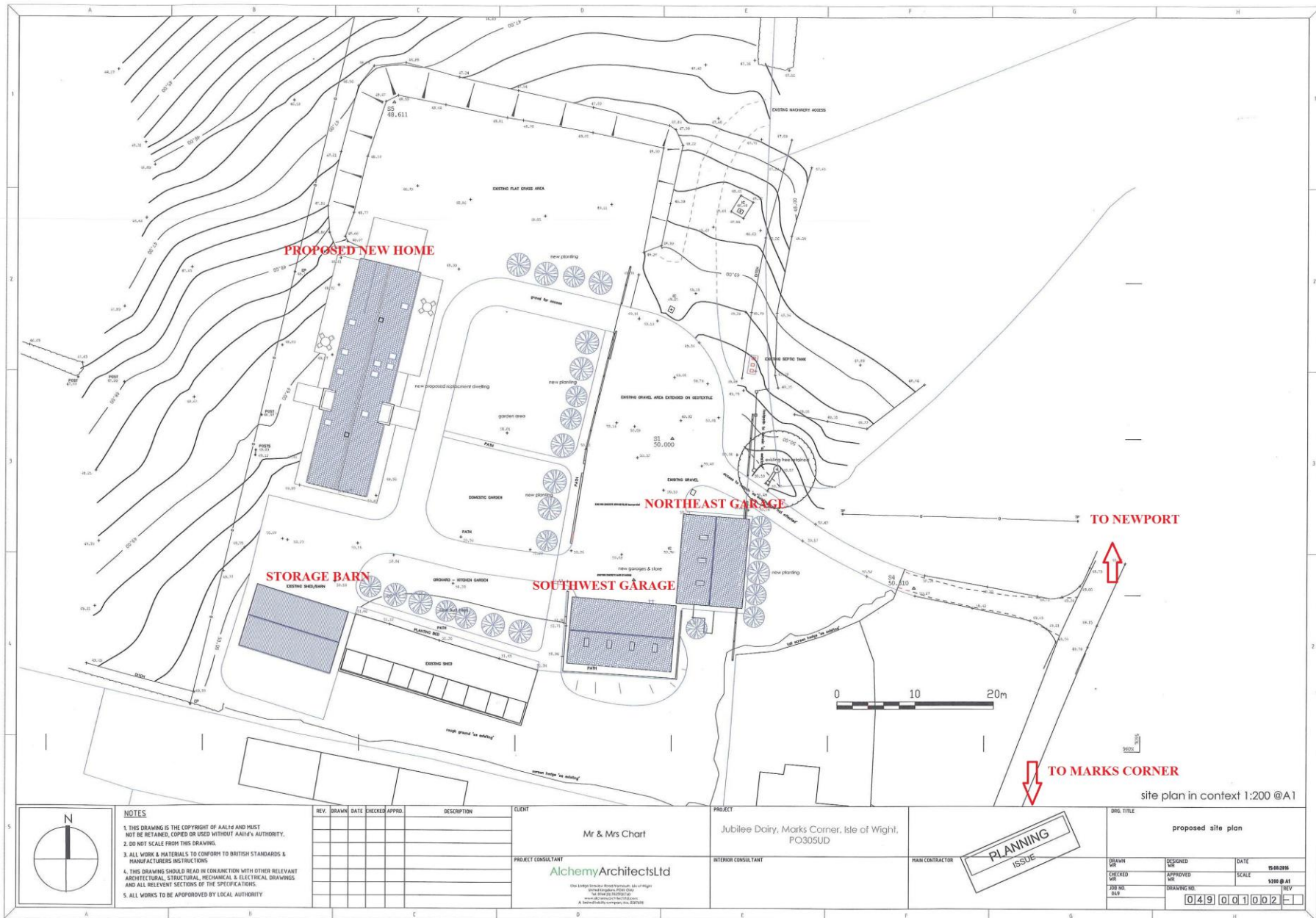


**The Isle of Wight**, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

**Newport** is the Island's main shopping and administrative centre, it has bus links to all the coastal towns and most villages. Within the town there are schools for all age groups, a cinema complex, theatres, doctors, hospital, restaurants, Inns, a tidal harbour and many other amenities. National shopping chains in Newport include Sainsburys, Morrisons, Lidl, Marks & Spencer, WH Smith, Boots, Dunelm Mill, Halfords and Currys and many others. Ferry ports for vehicles are situated at Fishbourne (to Portsmouth) about 4 miles distant and East Cowes (to Southampton) about 5 miles distant and Yarmouth (to Lympington) about 10 miles distant.

**Northwood** is a popular village situated about 4.5 miles from the Island's county town of Newport and just 1 mile from the coastal and famous yachting town of Cowes, with passenger ferry links to Southampton. The village has its own church, village hall, shops, post office and primary school and a regular bus service into Newport and Cowes where buses connect with the fast catamaran service to Southampton (23 minutes). The Newport Cowes cycleway follows the bank of the River Medina to the east of the village.

# PROPOSED HOUSE SITE PLAN



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  5. ALL WORKS TO BE APPROVED BY LOCAL AUTHORITY.

REV.	DRAWN	DATE	CHECKED	APPRO.	DESCRIPTION

CLIENT  
**Mr & Mrs Chart**

PROJECT CONSULTANT  
**AlchemyArchitectsLtd**  
One Lodge Terrace - East Winton, Isle of Wight  
PO30 4JG  
Tel: 01323 810000  
www.alchemyarchitects.co.uk

PROJECT  
**Jubilee Dairy, Marks Corner, Isle of Wight, PO305UD**

INTERIOR CONSULTANT

MAIN CONTRACTOR

**PLANNING ISSUE**

DRG. TITLE  
**proposed site plan**

SCALE  
**1:200 @ A1**

DRAWN BY	DESIGNED BY	DATE	15/08/2018
CHECKED BY	APPROVED BY	SCALE	1:200 @ A1
JOB NO. 049	DRAWING NO.	049   001   002   -   1	

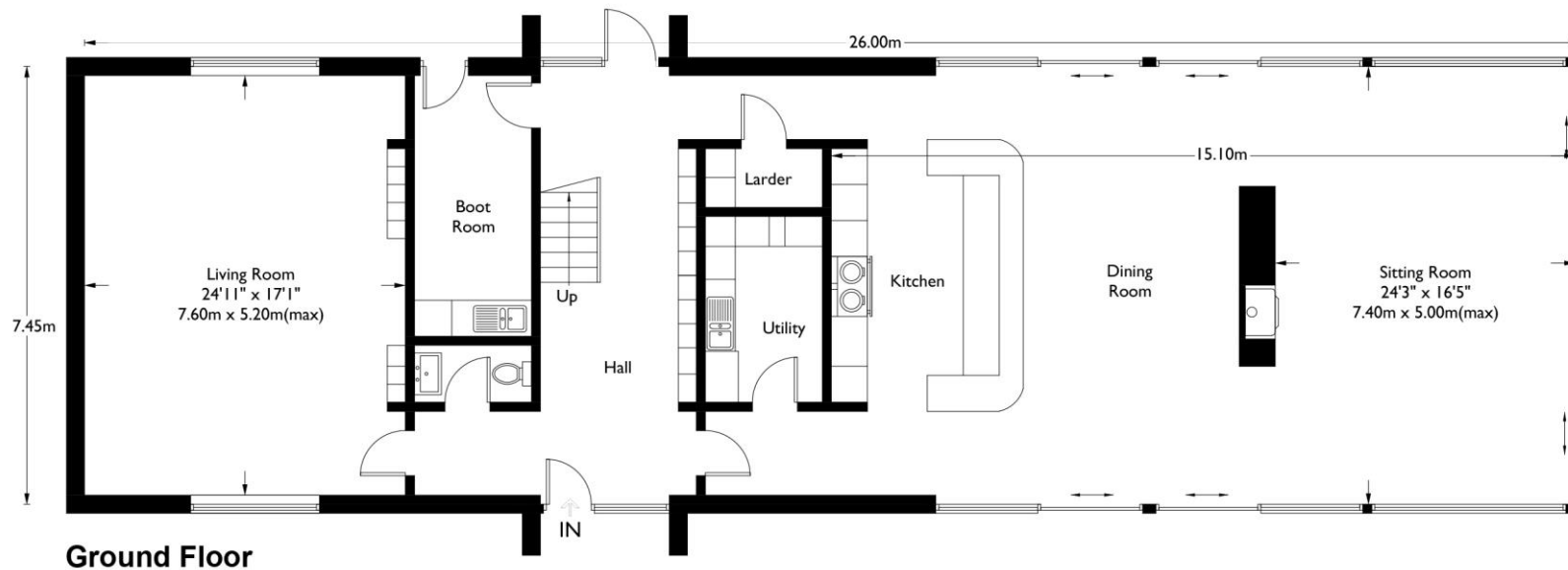
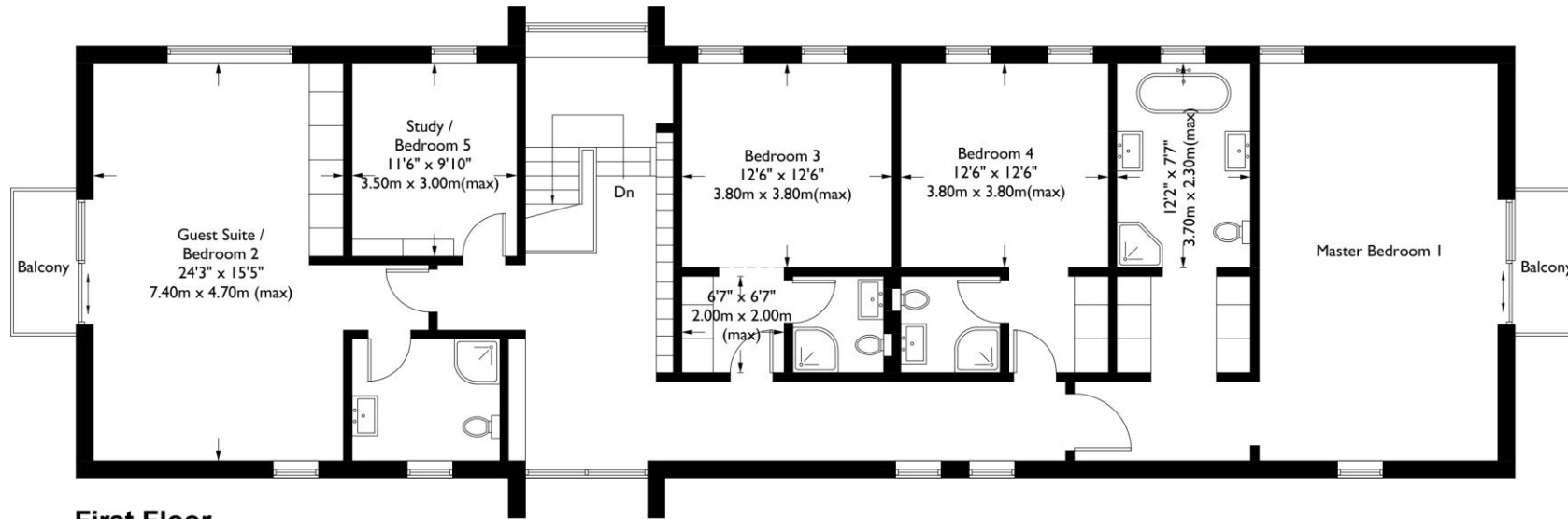
PROPOSED HOUSE



PROPOSED HOUSE FLOORPLAN

Biles/10615/SFB

Approximate Gross Internal Area = 3789 sq ft / 352.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID372332)

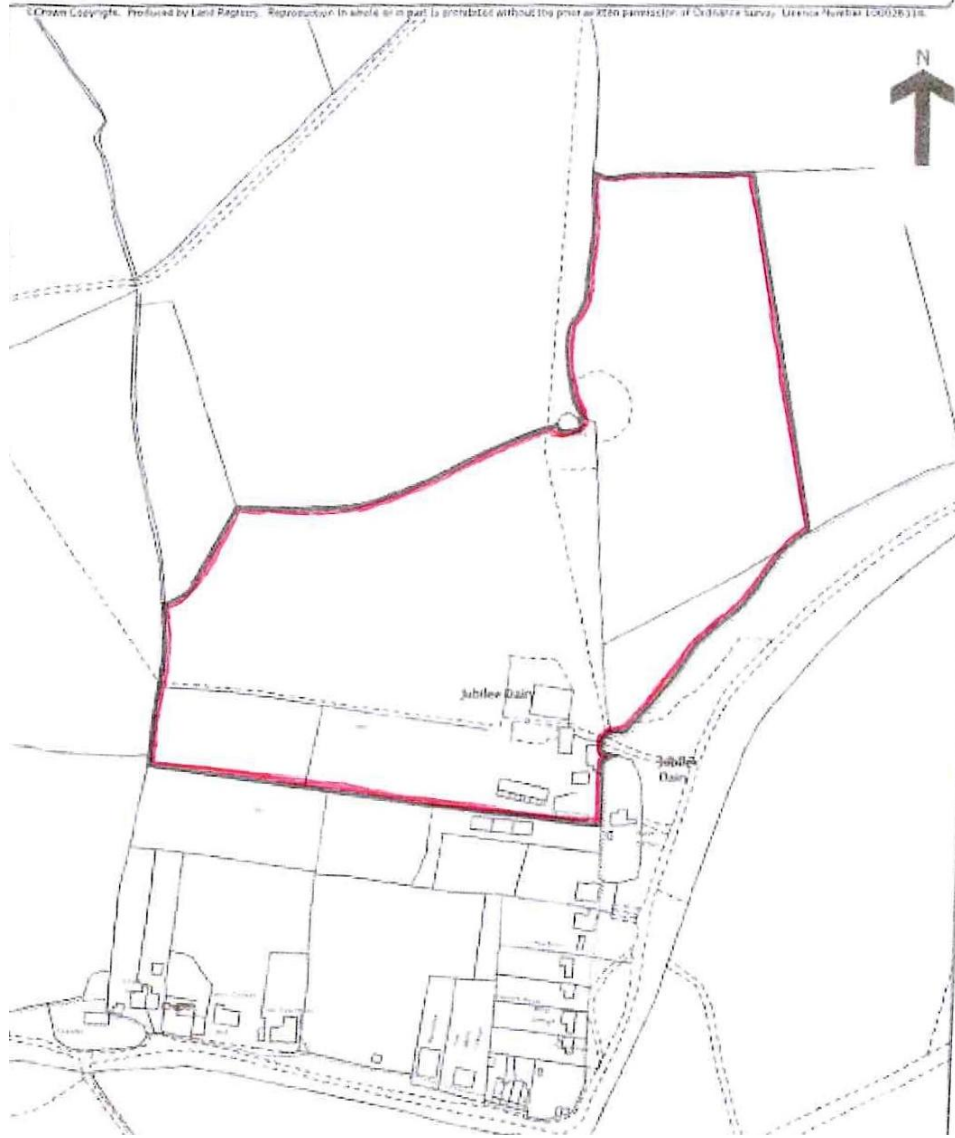


Land Registry  
Official copy of  
title plan

Title number IW44109  
Ordnance Survey map reference SZ4692SE  
Scale 1:2500  
Administrative area Isle of Wight



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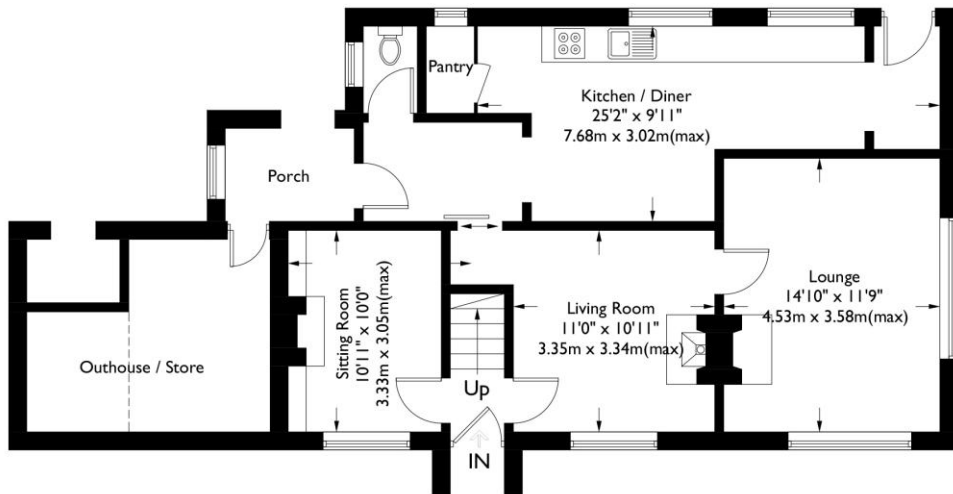
## THE OPEN-FRONTED AGRICULTURAL BARN



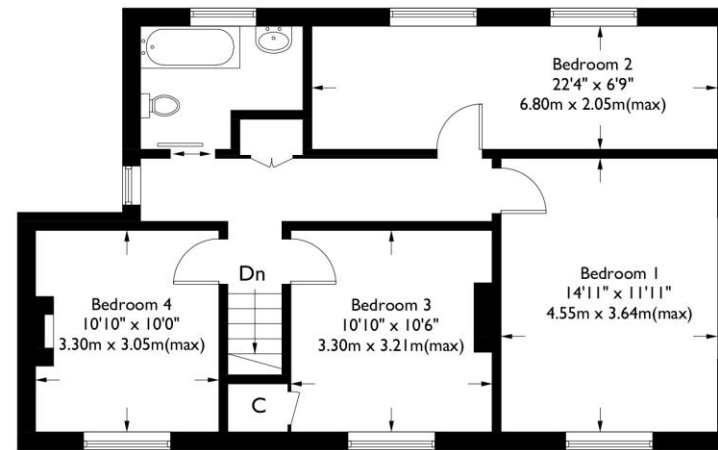
# JUBILEE DAIRY FLOORPLAN

## Biles/10615/DB

Approximate Gross Internal Area = 1700 sq ft / 157.9 sq m



Ground Floor



First Floor



13 High Street  
Bembridge  
Isle of Wight  
PO35 5SD

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