

SPENCE WILLARD



Plot 1 Quarrhurst Lodge, Quarr Road, Near Binstead, Isle of Wight

A rare opportunity to acquire a building plot with private beach access and planning consent for a striking contemporary home

VIEWING:

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Occupying a superbly quiet and yet highly convenient position, the plot is for sale with planning permission for an outstanding and inspired architectural design that encompasses a spacious light filled contemporary house. The approved designs, by multi-award winning practice Lincoln Miles Architecture, are for a two storey home extending to 303 sq.m with a private path, (with shared ownership with the adjacent house only) leading through the woodland down to the beach. The plot is one of just two individual plots with differing and unique designs.

Within an Area of Outstanding Natural Beauty on a leafy no through road, the plot is situated backing onto mature woodland that runs towards The Solent and nearby Quarr Abbey.

ABOUT LINCOLN MILES ARCHITECTURE

Lincoln Miles is a multi-disciplinary designer whose work crosses from architecture into products, sculpture and the wider visual arts with a specific attention to engineering. Lincoln Miles Architecture (LMA) has been responsible for the highest concentration of Grand Designs homes in one road in the UK. These properties were also on Quarr Road and include Tane, a house which is cleverly enfolded within its landscape and Fairways, a modern dwelling that appears to levitate into the trees. Tane featured in the Grand Designs TV series in 2010, was short-listed for the show's awards in 2013 and nominated as one of designer and show presenter Kevin McCloud's Top Ten Grand Design projects. It also won the RIBA regional award (IOW) in 2011 and the Architects Journal Small Build Award in 2012.



ISLE OF WIGHT

With a naturally mild climate, great diversity of landscapes, (half of which are designated Areas of Outstanding Natural Beauty) and some 92 kilometres of beautiful coastline, the Isle of Wight offers plenty of unspoilt areas which have been favoured holiday destinations since Victorian times. The Quarr area offers tranquillity combining ancient woodlands, leading to a picturesque stretch of beach, whilst also being easily accessible from nearby mainland ferry links providing the perfect situation for a family home or island retreat.

The plot is within easy reach of the thriving seaside town of Ryde where the pier receives regular passenger ferries from the mainland from which travellers can connect by rail to London Waterloo as well as major motorway routes. Ryde also offers a variety of restaurants, pubs, cafés, shops and schools. The nearby towns of Newport and Cowes offer further facilities, whilst Portsmouth on the mainland is only a short journey away. The beautiful and historic Quarr Abbey, a World Heritage Site, is a short walk away.

Sailing and water sports have brought fame to the island, with the Solent playing a key role. Cowes, the mecca of the sailing world. A wide range of other water and land based sports can be enjoyed locally.

THE PROPOSED HOUSE

The accommodation comprises:

GROUND FLOOR:

- Entrance Hall
- Kitchen/Dining Room with large sliding doors to the garden
- Sitting Room
- Games Room/Study
- Office
- Snug
- Utility Room and Cloakroom

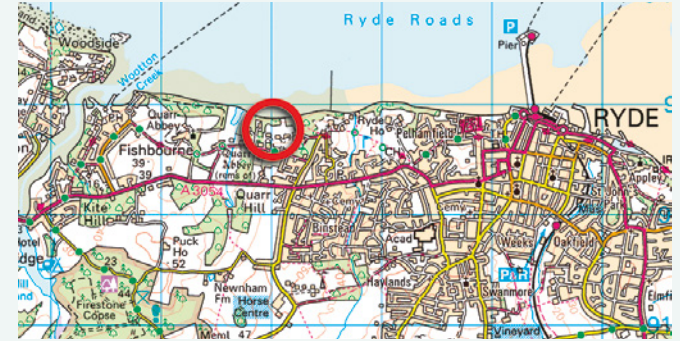
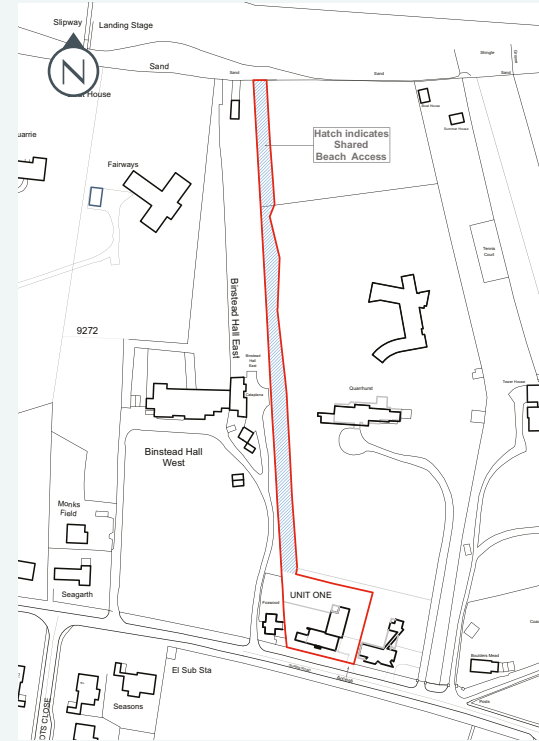
FIRST FLOOR:

- Principal Bedroom with Balcony and En-Suite Bathroom
- Three further double bedrooms
- Family Bathroom
- Bedroom 5/Home Office

OUTSIDE

A gated access leads to a parking area for a number of cars. To the west of the property is proposed to be an extensive terrace beyond which gardens extend into the mature woodland forming a stunning natural backdrop to the property. A path (in shared ownership with Plot 2, Quarrhurst Lodge), is approximately 280m to the beach, where there is potential to build a beach house subject to the necessary consents.





TRAVEL INFORMATION

By ferry via Fishbourne Car Ferry, FastCat and Hovercraft services located in Ryde, all with onward train connections to London:

Portsmouth to Fishbourne (minutes to Quarrhurst Lodge by car) is a car and passenger service with a crossing time of approx. 45 minutes. Portsmouth Rail Network to Ryde Pier Head (approx. 10 minutes drive to Quarrhurst Lodge) is a fast catamaran passenger service, with a crossing time of around 22 minutes. Southsea HoverTravel to Ryde is a passenger crossing of around 12 minutes.

Other nearby ferry connections include the East Cowes vehicle ferry to Southampton (crossing time of approx. 55 minutes) and the high-speed passenger ferry from Cowes to Southampton with a crossing time of around 23 minutes.

By car connections are excellent with the A3 and M3 linking from London and the Home Counties, as well as Southampton, Heathrow and Gatwick Airports.

By rail, the journey is approximately 70minutes from London Waterloo to Portsmouth or Southampton.

PLANNING Details of the approved planning permission can be found on the Isle of Wight Council Planning website under Ref: 22/00361/FUL. Granted 17th April 2023. There is a Section 106 payment forming an affordable housing contribution of around £43,500 that will be the responsibility of the purchaser of plot 1. The Vendors will settle the Rights of Way Contributions and Habitat Mitigation Contributions.

TENURE Freehold

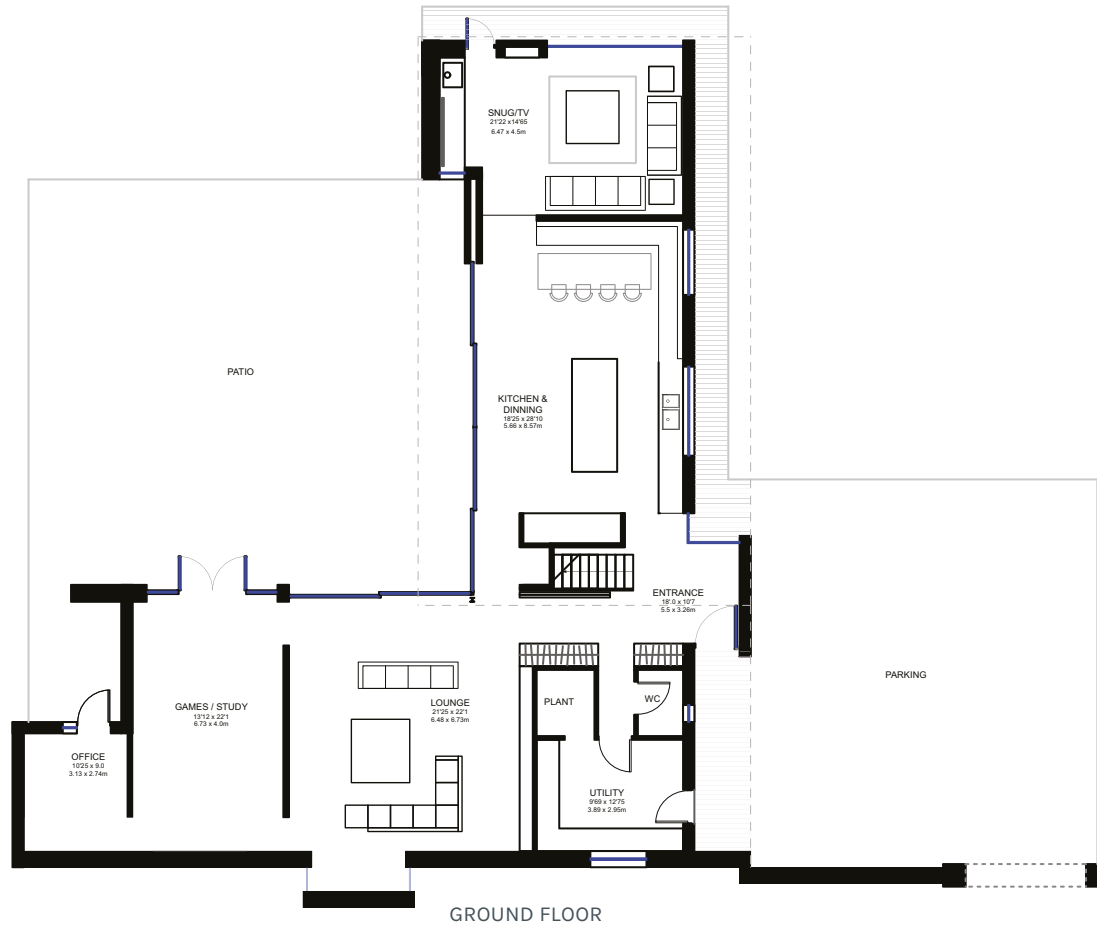
SERVICES There is mains water, electricity, drainage and gas in the vicinity.

POSTCODE PO33 4EL

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



PROPOSED FLOORPLAN



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IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.