Residential Development Plot, Adjacent to 1 Glossop Close, East Cowes, Isle of Wight, PO32 6PD

BCM Wilson Hill

A residential development plot with full planning permission for a four bedroom detached house.

The proposed detached property would comprise an open plan kitchen/diner with utility, lounge, master bedroom with en-suite, three further bedrooms, and family bathroom.

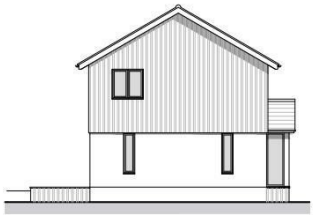
- Residential Building Plot
- Full Planning Permission
- Consent for Detached Four Bedroom Dwelling
- Located in the Waterfront Town East Cowes
- Close to Mainland Ferry Connections

Ground Floor - Hall – Kitchen/Dining – Utility – Lounge – W/C

First Floor - Four Double Bedrooms (One En-Suite) – Bathroom – Landing

£135,000 Freehold

Not to scale



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Written dimensions supersede scaled dimensions. All dimensions to be checked on site by the Contractor before commencement of the works or before components are fabricated.

This drawing is to be used only for the purposes intended and as described in the drawing title box.

This drawing to be read in conjunction with all other project drawings, including other appointed Consultant drawings as applicable to the project.

Material selections

Roof: grey slate to LPA approval
Walls at first floor: board and batten style vertical cladding, colour to LPA approval.
Walls at ground floor level: K-rend or equivalent, proprietary through colour render, colour to LPA approval.
Windows, bi-fold doors and utility door: dark grey PVC-u
Front door - composite, colour to client selection.

PRELIMINARY ISSUE 2

Scale Legend

SCALE 1:100 0 1 2 3 4 5

Revision	Date	Description

Richard Mazillius
Architecture

1 Kings Road, Binstead, Ryde, Isle of Wight, PO33 3BX
tel: 01983 614352 mobile: 07881 657166 e-mail: info@richardmazillius.co.uk

Client: Dempsey & Dean Developments LLP

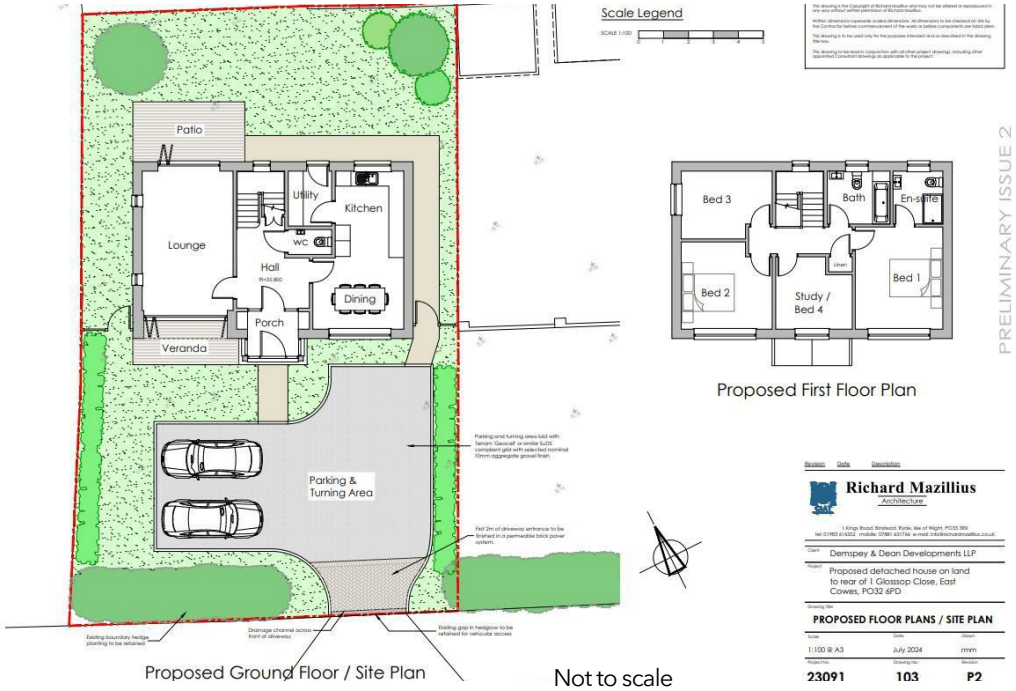
Project: Proposed detached house on land to rear of 1 Glossop Close, East Cowes, PO32 6PD

Drawing Title: **PROPOSED ELEVATIONS**

Scale	Date	Drawn
1:100 @ A3	July 2024	mm

Project No.	Drawing No.	Revision
23091	104	P2

Not to scale



Not to scale

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PRELIMINARY ISSUE 2

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Architecture

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Client: Dempsey & Dean Developments LLP

Project: Proposed detached house on land to rear of 1 Glossop Close, East Cowes, PO32 6PD

Drawing Title: **PROPOSED FLOOR PLANS / SITE PLAN**

Scale	Date	Drawn
1:100 @ A3	July 2024	mm

Project No.	Drawing No.	Revision
23091	103	P2

METHOD OF SALE
The property is for sale by private treaty.

PLANNING
Full planning permission was granted in February 2025 under reference 24/01510/FUL for a proposed detached house including parking and formation of vehicular access from York Avenue. There are some pre-commencement conditions that will need to be discharged by the Buyer before commencement.

SECTION 106
The buyer will be obligated, under contract to inherit the contribution for Affordable Housing and Habitat Mitigation applicable as confirmed within the Section 106.

TENURE AND POSSESSION
The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY
There are no public or private rights of way over the property.

ACCESS
There is a vehicular access into the plot off the public highway, York Avenue.

SERVICES
We are informed that there are no services connected to the site, however, we are informed that mains services are available within close proximity of the plot - purchasers to make their own investigations.

COUNCIL TAX
TBC

EPC
TBC

WAYLEAVES AND EASEMENTS
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, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

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

FIXTURES AND FITTINGS
BCMWH will supply a list of requests, 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 within these particulars.

POSTCODE
PO32 6PD

What3Words
///candidate.animator.palace

VIEWINGS
By appointment with BCM Wilson Hill only.

NB These particulars and photos are as at April 2025.

SELLING AGENT
BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
T – 01983 828805

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 31st July 2026

IMPORTANT NOTICE
BCM Wilson Hill 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 or representations of fact.
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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 regards 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 – nor have BCM Wilson Hill tested them.