RESIDENTIAL DEVELOPMENT PLOT

53, Gills Cliff Road, Ventnor, Isle of Wight, PO38 1AD

BCM Wilson Hill

AVAILABLE AT AUCTION - Auction opens for online bidding on 3rd November 2026 and concludes on 5th November 2026 from 11:00am.

A great opportunity to purchase a substantial building plot with planning consent for both a detached dwelling or two detached dwellings on the western side of the coastal town of Ventnor.

- Spectacular building plot
- 0.17 Acres
- Planning consent for a detached home
- Planning consent for two detached houses
- 180 degree Sea Views
- Existing dwelling now demolished
- Services connected
- Great self-build opportunity
- Large garden
- South Wight location

Guide Price £80,000

DESCRIPTION

A great opportunity to purchase a substantial building plot with planning consent for both a detached dwelling or two detached dwellings on the western side of the coastal town of Ventnor. The site, which now sits vacant as the existing dwelling has been demolished benefits from two planning consents, one of which being designed as upside down to enhance the 180 degree sea views. The plot extends to 0.17 acres (0.07 ha) mainly laid to grass.

SINGLE DETACHED DWELLING

Planning permission was granted under reference 22/01725/FUL (final variation 24/00211/RVC) for a single 4-bedroomed detached unit scheme. At the main ground floor level this comprises large kitchen/diner leading to partitioned lounge, plus utility, bathroom and 3 bedrooms, the master having en-suite. Stairs to the first floor access a study and guest suite, which lead onto the extensive roof terrace, and also to the garden level to the rear.

The site has been granted consent under 24/00211/RVC for parking for two vehicles. Although highways' pre-app approval has been given for the double garage shown, planning consent has not yet been applied for.

All conditions have been complied with, and commencement was granted under: 23/00614/CLPUD

TWO DETACHED DWELLINGS

Planning permission under reference 20/00586/FUL (final variation 21//00742/RVC), was granted for two detached "upside down" houses both comprising of first floor open plan kitchen/lounge/diner with vaulted ceiling enhancing the view and with separate utility and study. On the ground floor there are three double bedrooms, with the master being a large room with en-suite, there would also be on the ground floor a family bathroom. The plot will also have a large driveway and secluded rear garden.

All conditions have been complied with, and commencement was granted under: 25/01485/CLPUD

S106
Single Detached Dwelling - 24/00211/RVC - There are no Section 106 contributions due to the local authority.
Two Dwelling Development - 21/00742/RVC - The buyer will be obligated, under contract to inherit the contribution for Affordable Housing applicable on the second dwelling as confirmed within the Section 106.

METHOD OF SALE
The property is offered for sale as a whole. By private treaty.

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

SERVICES
As the site used to support a dwelling (which was demolished in 2015) there are existing mains water, electric and drainage connection on site. It is believed that there is mains gas on Gills Cliff Road. Purchasers should undertake their own investigations on site.

POSTCODE
PO38 1AD

ACCESS
The property is accessed from the public highway off Gills Cliff Road.

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

HEALTH AND SAFETY
Given the potential hazards of the site, which is typical of an undeveloped development site, we ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of accident when making your inspection. All viewings and site visits must be organised with BCMWH and should always be accompanied by a member of BCMWH.

COUNCIL TAX & 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.

WHAT3WORDS
///crossings.builders.storyline

VIEWINGS
By appointment with BCM Wilson Hill only.

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 15th October 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.

Isle of Wight - Sales
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