



# 1 - 5 NITON FIELDS

Town End, Niton, Isle of Wight, PO38 2EA







SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





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BCM Wilson Hill proudly presents Niton Fields, an exceptional new development by the renowned Foreland Homes. Nestled in the charming village of Niton, this exclusive collection of five beautifully designed houses combines contemporary elegance with the highest standards of craftsmanship. With an impressive predicted A-rating for energy efficiency, these properties are set in a stunning landscape, featuring spacious interiors and thoughtful details that enhance everyday living.



# DEVELOPMENT INFORMATION

## Specifications

- **Landscaped Front Gardens:** Elegantly designed with hedging for privacy.
- **Rear Gardens:** Laid to lawn and enclosed, perfect for outdoor enjoyment.
- **Parking:** Off-road parking for convenience.
- **Triple Glazing:** Energy-efficient windows throughout.
- **High-Tech Ready:** CAT6 data cabling throughout for seamless connectivity.
- **Sustainability:** Homes fitted with photovoltaic panels and air source heat pumps for eco-friendly living. EV chargers. 5.2kW batteries for each home.

## Services & Further Information

- Mains electricity, water, and drainage. Air source heat pump supplying hot water and central heating via a wet underfloor system.
- Full BT fibre connectivity.
- EPC Rating: Predicted A
- Tenure: Freehold
- Council Tax: TBC
- Postcode: PO38 2EA

# DEVELOPMENT LOCATION

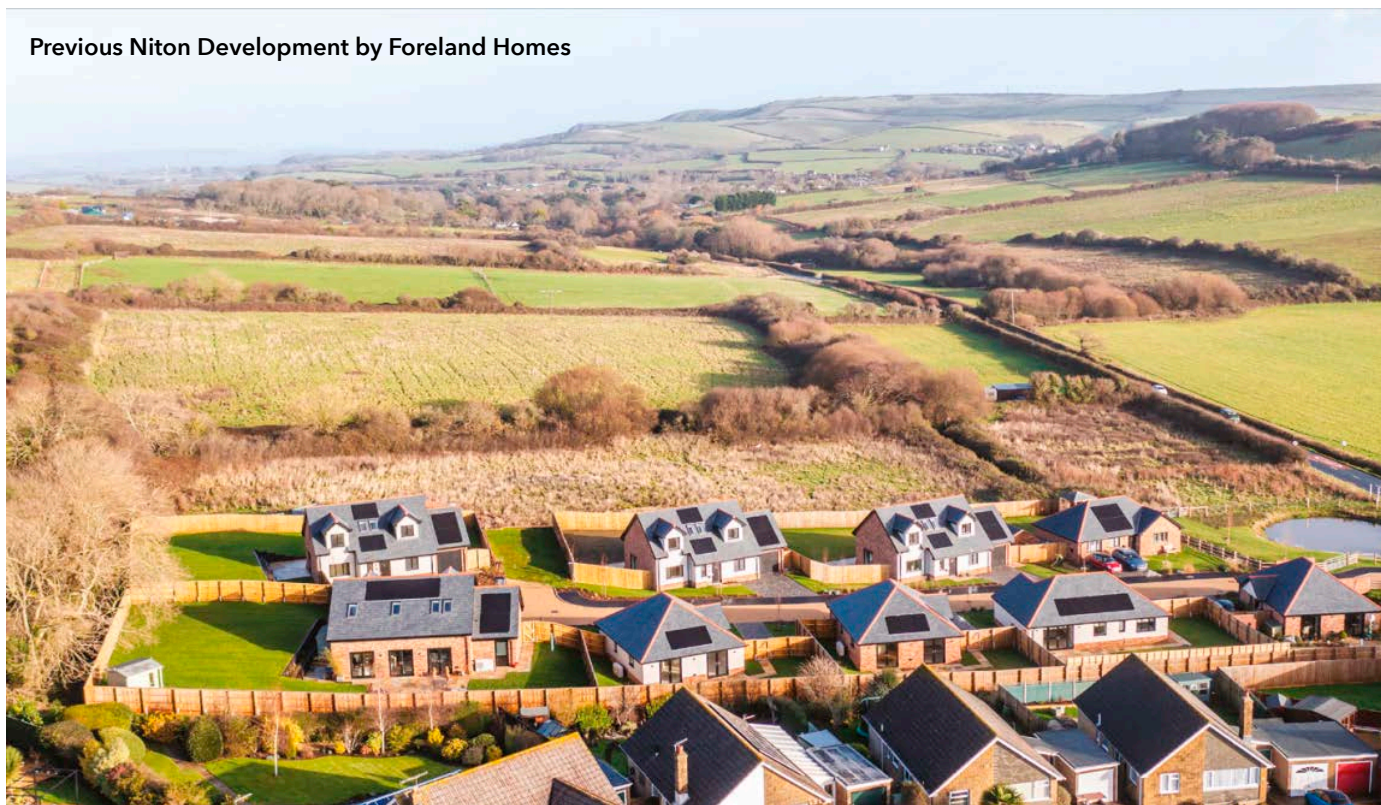
Niton Fields offers a unique living experience within the Isle of Wight's Area of Outstanding Natural Beauty. Each home is thoughtfully designed, surrounded by meticulously landscaped gardens, and complemented by vibrant local flora. The development is perfectly positioned for outdoor enthusiasts, with scenic coastal walks and an accessible, off-road trail leading directly to the heart of Niton village. Here, you'll find a delightful selection of restaurants, cosy pubs, a one stop shop, a post office, a pharmacy, and Niton Primary School, ensuring that all your needs are just a stone's throw away.







Previous Niton Development by Foreland Homes



Previous Niton Development by Foreland Homes



## FORELAND HOMES

Foreland Homes is a privately owned residential developer based on the Isle of Wight specialising in bespoke homes in beautiful locations. From architecture to building materials, from construction to interior design, they work hard to create homes that offer comfort, style, practicality and warmth along with well designed spaces to always make you feel at home.

Their ethos is to guarantee that their customer is at the heart of everything they do ensuring that their developments are stylish, timeless and welcoming. With over 22 years' experience in building homes, they are committed to delivering spaces that are beneficial to family life and enhance day to day living.



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## PLOTS 1 & 2

***Delightful four-bedroom, detached chalet bungalow, with large south-facing gardens, all finished to the highest standard.***

**Guide Price Plot 1: £695,000**

**Guide Price Plot 2: £695,000**

**Approximate sq m 128.6 / 1384.2 sq ft**

### GROUND FLOOR

**Entrance hall** A spacious and vaulted entrance hall benefitting from a large remote controlled triple glazed Velux window flooding this and the landing above with light. With understairs cupboard and staircase with oak handrail. A pair of doors open to:

**Open-plan kitchen dining living room** A superb open plan room with three pairs of doors opening to the generous terrace and garden providing views over the surrounding countryside. The room comprises a kitchen, dining and sitting area. The kitchen is well equipped with a range of base and wall cupboards including an island unit with Quartz worksurfaces over and a stainless steel sink unit. There is a good range of integral appliances including two single ovens, 900mm induction hob with extractor over, fridge-freezer, separate wine fridge and dishwasher. The island unit incorporates a breakfast bar. A generous dining and seating area with TV point beyond creates a superb living and entertaining space.

**Snug/Bedroom 4** A versatile reception room with wall-mounted TV point.

**Study** A good size study with front facing aspect.

**Cloakroom** Washbasin and WC.

**Utility room** With a range of units matching those in the kitchen, with a built in sink, and space for a washing machine and tumble dryer. Cupboard housing an insulated hot water cylinder.



## NITON FIELDS (PLOT 1 & 2)



Ground Floor



First Floor

Not to scale. For identification purposes only.



### FIRST FLOOR

**Landing** A single electrically operated Velux window (triple glazed and equipped with rain sensors) provides natural light to a galleried landing.

**Bedroom 1** A nicely proportioned double bedroom, with built in wardrobes, and beautiful views over the village to the countryside beyond. TV point.

**Shower room en-suite** Fully tiled shower, washbasin with vanity unit beneath, WC and heated towel rail. views to rear - this room has a non-frosted window to specifically take advantage of the views.

**Bedroom 2** A characterful double bedroom, complete with built in wardrobes, with wonderful country and downland views to the rear. TV point.

**Family bathroom** Bath with mixer tap, separate shower, washbasin with vanity unit, WC and heated towel rail. A sunpipe provides natural light.

**Bedroom 3/dressing room** with lovely countryside views. TV point

### OUTSIDE

A block paved driveway, with parking space for two cars, leads to a timber clad car barn with EV charger. A natural stone path leads to the front door. To the rear of the house is a large, south facing rear garden with an extensive sandstone paved terrace that spans the width of the property. Outdoor dining and seating area with a lawned garden beyond from which the views can be enjoyed. Outside lighting, power and hot/cold water taps (ideal for dog wash!).





## PLOT 3 & 4

**Detached, spacious three-bedroom bungalow, with off-road parking, and rear garden with countryside views.**

**Guide Price Plot 3: £495,000**

**Guide Price Plot 4: £485,000**

**Approximate sq m 83.5 / 898.8 sq ft**

**Entrance Hall** A wide entrance hall includes a large laundry cupboard approached through double doors.

**Open-plan kitchen dining living room** A beautifully light open plan living space with French doors opening to the rear garden. To one end, the kitchen comprises a range of base and wall cupboards with laminate worktops and integrated oven, fridge freezer and dishwasher. 900mm induction hob with extractor over. The remainder of the room provides a comfortable sitting and dining area overlooking the garden.

**Bedroom 1** A double bedroom, with en-suite shower room, and views to the rear. TV point.

**Bedroom 2** Another attractive front aspect double bedroom. TV point.

**Bedroom 3/Office** With views to the rear overlooking the garden. TV and data points.

**Bathroom** Bath with tiled surround and shower over, wash basin set in vanity unit, WC and heated towel rail.

## NITON FIELDS (PLOT 3/4)



## Ground Floor

Not to scale. For identification purposes only.

## OUTSIDE

There is a block paved driveway with parking for two cars with access to wall-mounted EV charger, with a natural stone path leading to the front door, bordered by a landscaped garden. The rear garden is secluded with beautiful views of the surrounding countryside. There is outside power, lighting, hot/cold water taps (ideal for dog wash!) as well as space for an outbuilding.



## NITON FIELDS (PLOT 5)



Ground Floor

Not to scale. For identification purposes only.

## PLOT 5

***Detached, spacious three-bedroom bungalow, with off-road parking, with countryside views from the rear garden.***

**Plot 5 Guide Price: £485,000**

**Approximate sq m 83.5 / 898.8 sq ft**

**Entrance Hall** A wide entrance hall includes a large laundry cupboard approached through double doors.

**Open-plan kitchen dining living room** A beautifully light open plan living space with French doors opening to the rear garden. To one end, the kitchen comprises a range of base and wall cupboards with laminate worktops and integrated oven, fridge freezer and dishwasher. 900mm induction hob with extractor over. The remainder of the room offers a comfortable sitting and dining area overlooking the garden, with an additional window to the side aspect.

**Bedroom 1** A double bedroom, with en-suite shower room, and views to the rear. TV point.

**Bedroom 2** Another attractive front aspect double bedroom. TV point.

**Bedroom 3/Office** With views to the rear overlooking the garden. TV and data points.

**Bathroom** Bath with tiled surround and shower over, wash basin set in vanity unit, WC and heated towel rail.

## OUTSIDE

There is a block paved driveway with parking for two cars with access to wall-mounted EV charger, with a natural stone path leading to the front door, bordered by a landscaped garden. The rear garden is secluded with beautiful views of the surrounding countryside. There is outside power, lighting, hot/cold water taps (ideal for dog wash!) as well as space for an outbuilding.





## ABOUT NITON

Niton is a beautiful village full of character with plenty to do in the village and surrounding areas. Niton has two pubs, a pottery workshop/shop, a volunteer run library, a recreation ground, churches, a village hall, a convenience store, a pharmacy, a post office which also doubles up as

a quirky restaurant, a garage and a medical centre. There are numerous footpaths and bridleways in Niton with glorious views to offer of the countryside and the coast, one popular walk would be down to St. Catherine's Point and St. Catherine's Lighthouse. The village also has a Primary school

with a Pre-school incorporated. There are bus stops located around the Village which link up to the county town of Newport. Niton is close to the coastal town of Ventnor with its range of amenities, whilst the village of Whitwell with its pub and petrol station is only a five minute drive.

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# GENERAL REMARKS

## Method of Sale

1-5 Niton Fields are offered for sale by private treaty.

## Access

There is vehicular and pedestrian access to the development and each property from Town End.

## Services

Each property has mains electricity, water, and drainage. Homes are also fitted with photovoltaic panels and air source heat pumps, with 5.2kW batteries. EV chargers and A rating.

## Broadband

BT Fibre Broadband available. 80Mbps download speed/20Mbps upload speed.

## Tenure

Freehold with vacant possession.

## Management Company

An annual fee will cover landscaping, maintenance, and general management.

## Local Authority

Isle of Wight Council

## EPC

Predicted A-Rated

## Council Tax Band

TBC

## Construction Type

Timber frame

## Warranty

Build Zone 10 year warranty

## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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

BCM Wilson Hill 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

PO38 2EA



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## Viewings

By appointment with BCM Wilson Hill only.

## Selling Agent

BCM Wilson Hill - Isle of Wight Office  
Red Barn  
Cheeks Farm  
Merstone  
Merstone Lane  
Isle of Wight  
PO30 3DE  
01983 828800

NB: These particulars are as at December 2024.

Please note that images used are a mixture of CGI images, and images from Foreland Homes previous development, as well as photographs between June 2022 and December 2024.



## IMPORTANT NOTICE

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- 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.
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- 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

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