



Quarrhurst Lodge Lot 1, Quarr Road, Ryde, PO33 4EL





One of two prime plots with planning consent for an Architecturally designed home, with private beach access.

- Full planning permission
- Inspired architectural design
- Five bedroom contemporary house
  - Landscaped gardens
- Home extends to 303 sq.m (3261 sq.ft)
  - Heritage mature woodland
  - Beach access

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.

£425,000 Freehold



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 the Isle of Wight National Landscape on a leafy no through road, the plot is situated backing onto mature woodland that runs towards The Solent and nearby Quarr Abbey.

## The Proposed House:

### 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.



PROPOSED FLOORPLAN



Note - this shows a slightly revised internal layout to the approved plan but maintains window positions

Not to scale



### Method of sale

The property is offered for sale as a whole, by private treaty. Lot 2 is also available.

### Tenure & Possession

Freehold with vacant possession.

### Services

We are informed that mains services are within close proximity however not currently connected—purchasers to make their own investigations.

### Access

The property is accessed off Quarr Road.

### Rights of Way

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

### Post Code

PO33 4EL

### 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 . The Vendors will settle the Rights of Way Contributions and Habitat Mitigation Contributions.

### Plans, Areas and Schedules

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

### 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 poles whether referred to in these particulars or not.

### 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.

### EPC and Council Tax

TBC

### Flooding

Some of the property closest to the waters edge is designated Flood Zone 3 however, the majority of the property is Flood Zone 1.

### What3words

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### Viewings

Strictly by appointment with BCM Wilson Hill only.

### Selling Agent

BCM Wilson Hill – Isle of Wight Office  
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#### IMPORTANT NOTICE

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- 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.
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### Viewings

By appointment with BCM Wilson Hill

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NB: These particulars are as at 17th April 2025

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