



Quarrhurst Lodge Lot 2, 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
- Six bedroom contemporary house
 - Landscaped gardens
- Home extends to 331 sq.m (3563 sq.ft)
 - Heritage mature woodland
 - Beach access

The plot is one of just two individual plots with differing and unique designs occupying a wonderfully quiet and yet highly convenient position with planning permission for an outstanding and inspired architectural design.

£475,000 Freehold



The approved design is for a spacious and light contemporary house, by multi-award winning practice Lincoln Miles Architecture. The two storey home extends to 331 sq.m with a private path, (shared with the adjacent house only) leading through the mature woodland down to the beach. Within the Isle of Wight National Landscape, this stunning sylvan setting is on a 'no through' road with access onto the coastal path and nearby Quarr Abbey.

The Proposed House:

Ground Floor:

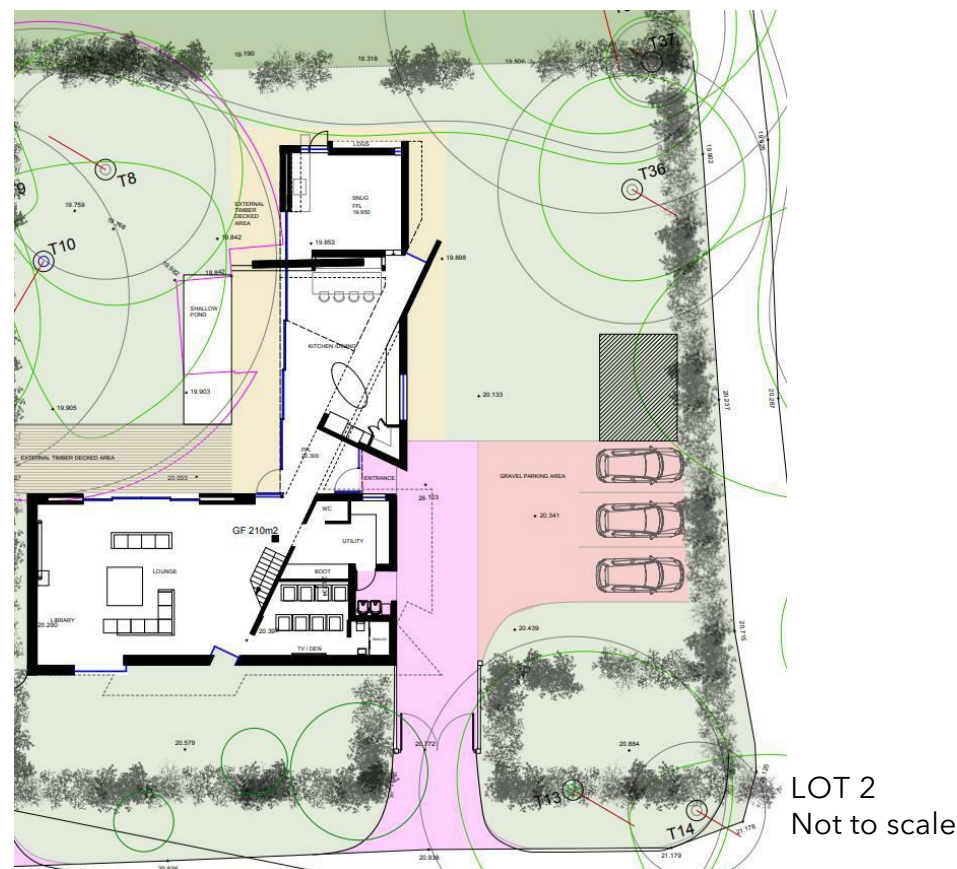
- Entrance Hall
- Kitchen/Dining Room with large sliding doors to the garden
- Sitting Room
- TV Room/Den
- Snug
- Utility Room
- Cloakroom

First Floor:

- Six double bedrooms, all with potential for en-suite bath/shower rooms
- Spectacular largely glazed walkway extending towards the northern bedroom suite

Outside

A gated access leads to a parking area for a number of cars. The house is surrounded by gardens with an extensive raised, decked terrace across most of the western and northern elevations beyond which are lawned gardens extending into the mature woodland, forming a stunning natural backdrop to the property. A path (in shared ownership with Plot 1 Quarrhurst Lodge), is approximately 280m to the beach, where there is potential to build a beach house, subject to the necessary consents.



LOT 2
Not to scale



Not to scale

Method of sale

The property is offered for sale as a whole, by private treaty. Lot 1 is also available.

Tenure and 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. 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.

Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

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NB: These particulars are as at 17th April 2025

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

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.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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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.

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

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