

Gurnard, Cowes, Isle of Wight



- **Planning permission for two houses**
- **Quiet, tucked away position**
- **Sought after village**
- **Superb opportunity**
- **No onward chain**



About the property

A wonderful opportunity to purchase a development project with two individually designed homes in the heart of Gurnard Village, walking distance of the beach and tucked away within a peaceful location.

This is a fabulous position, residents can wander into the village shops, pubs, Gurnard Press and also be on the esplanade in a matter of minutes by foot. Gurnard is a charming village and has excellent links to Cowes too, where the busy High Street, mainland links and array of restaurants and bars provide plenty to keep you occupied.

The current site houses a detached bungalow, which in its own right could be refurbished, extended and made into a wonderful home. However, the current planning permission provides the unique opportunity to create something quite special. Two architecturally designed homes with a great degree of individuality, they have been carefully designed and thoughtfully styled to ensure this a project not to be missed.

Please get in touch if you have any enquiries regarding the development.

Planning Ref:- 22/00785/FUL

Local Authority - Isle of Wight Council
Council Tax Band - D
Tenure - E

Accommodation

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			