


PRELIMINARY				
DRAWING TITLE :				
PROPOSED REPLACEMENT DWELLING				
PROJECT TITLE :				
23 LOWER CHURCH ROAD GURNARD, COWES ISLE OF WIGHT PO31 8JG				
SCALE : 1:100	JOB NO.	DWG NO.	REV.	
SHEET : A1	493 : 1 : -			
DATE : MARCH 2025				
 DEANPARKMAN architecture Ltd ARCHITECTURAL CONSULTANT & SURVEYOR				

23 Lower Church Road, Gurnard, Isle of Wight, PO31 8JG
Guide Price £350,000



A rare opportunity to acquire a generously sized plot in a peaceful and secluded setting within the sought-after seaside village of Gurnard — just a short stroll from the beach, scenic coastal walks, and local amenities

PLOT at 23 Lower Church Road

A fabulous opportunity to purchase a good size plot in a secluded location in the seaside village of Gurnard, a few minutes walk from the sea, coastal walks and the village amenities.

The Plot

Accessed via a shared drive serving just one other property, the plot enjoys a tucked-away position and benefits from a South-Westerly rear aspect—perfect for soaking up Gurnard's legendary sunsets.

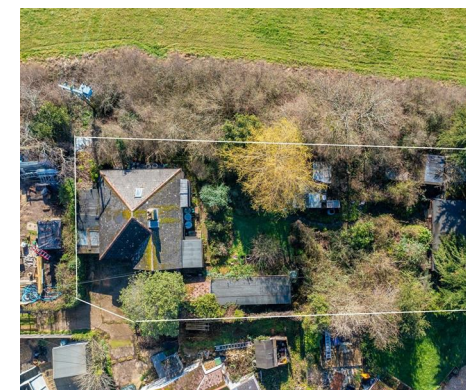
The plot will be completely cleared ahead of sale, with utilities conveniently located nearby. Planning permission is currently pending and, once approved, will be in place, paving the way for the creation of a unique, detached home tailored to your vision.

Proposed dwelling will be 170m² on ground floor, 100m² on first floor plus a large terrace of 23m².

A rare offering in a prime village setting!!

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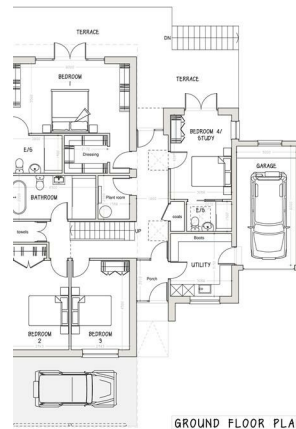
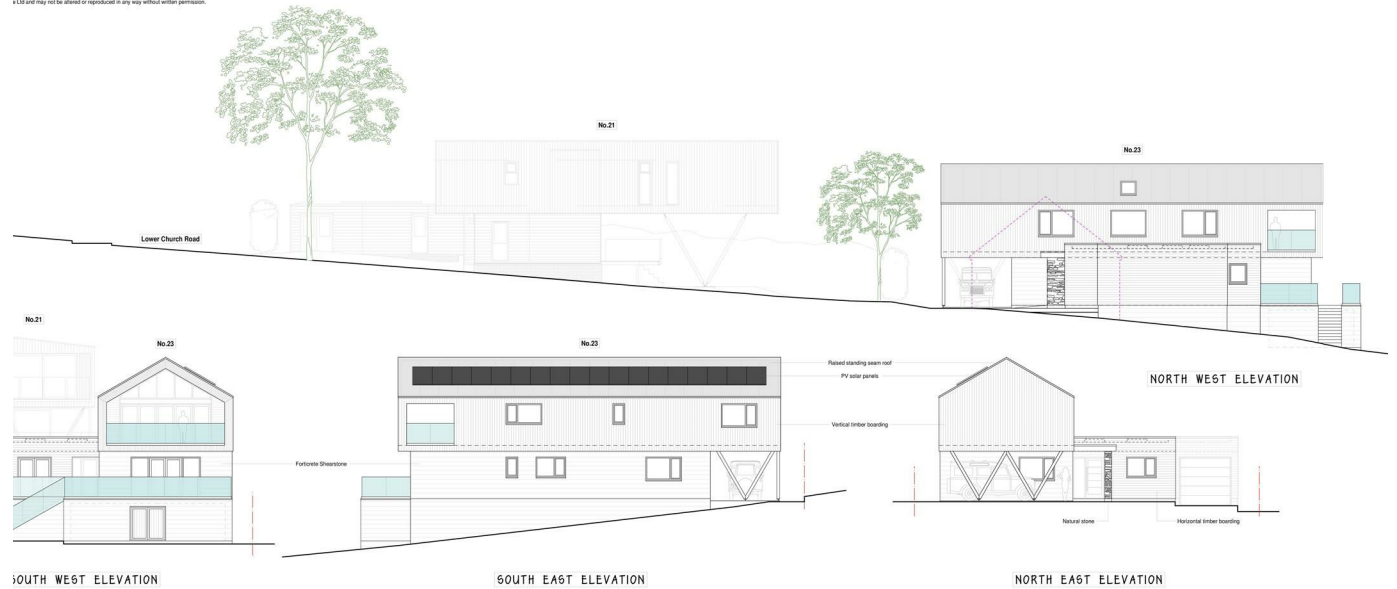
Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

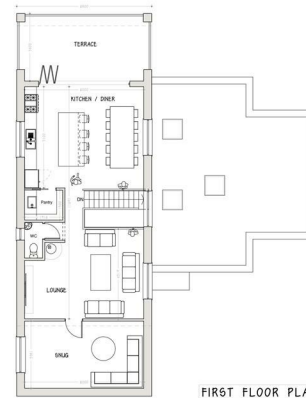
The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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