



PASTURELAND FOR SALE

Land off Winford Road, Winford, Isle of Wight, PO36 0LZ



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Guide Price—£125,000

An attractive block of pastureland in a semi-rural location with access from the public highway.

The land previously used by a local grazer is being brought to the market for the first time in 40 years and extends to 5.73 acres (2.31ha).

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale as a whole. By private treaty.

Services

A livestock water connection exists at the property.

Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

Post Code

PO36 0LZ

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.

Access

Access to the property is off the public highway, Winford Road, via a five bar gate.

IMPORTANT NOTICE

BCM Wilson Hill, BCM LLP and BCM (IOW) LLP ('BCM') for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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.
- 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.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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.

Particulars prepared August 2024. Photographs taken August 2024.

Nutrient and Biodiversity Overage

The land is sold subject to an overage clause entitling the vendor to 30% of the value of any nutrient (nitrate, phosphate or other) or biodiversity offsetting credits sold from the land by the purchaser, or their successors in title, for a 30 year period after completion of the sale.

EPC & Council Tax & Business Rates

N/A

Tenure

Vacant procession will be given on completion of the sale.

Wayleaves, Easements and Rights of Way

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, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water and gas and other pipes whether referred to in these particulars or not. There are no rights of way crossing the land.

Viewings

Strictly by appointment with BCM only.

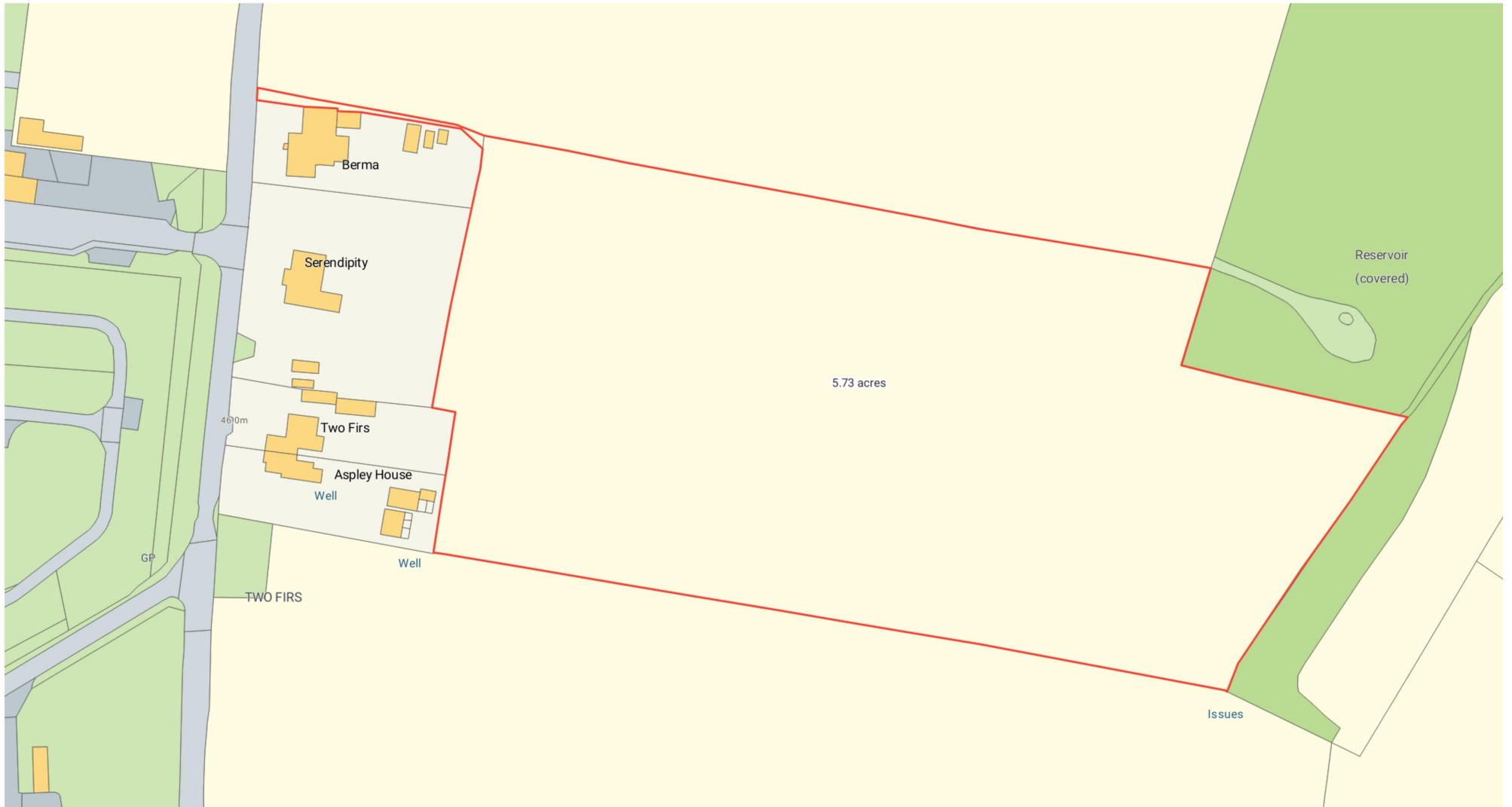
Fixtures and fittings

BCM will supply a list on request 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 in these particulars.



Sale Plan

NOT TO SCALE





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