



LAND LYING TO THE SOUTH OF

Quarry Lane, Calbourne, Isle of Wight PO30 4LA



LAND LYING TO THE SOUTH OF

Quarry Lane, Calbourne, Isle of Wight
PO30 4LA

An opportunity to purchase
a unique parcel of grassland
extending to nearly 9 acres, with
direct road frontage.

In all 8.98 acres (3.63ha)

Guide Price £125,000





Produced on Sep 24, 2024
© Crown copyright and database right 2024 (licence number 100059532)

50 m
Scale 1:2500 (at A4)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

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

Services

A mains water connection is connected to the property.

Broadband Speed

Up to 48Gbps.

Tenure

Freehold with vacant possession.

Local Authority

Isle of Wight Council.

Postcode

PO30 4LA



///natively.rebounded.evening

Covenant

A restrictive covenant will be included in the sale restricting the use of the land to solely agriculture, horticulture, forestry and private equestrian only.

Plans, Areas and Schedules

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

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

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 pipes whether referred to in these particulars or not.

Fixtures and Fittings

BCM Wilson Hill 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.

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
01983 828805

NB: These particulars are as at October 2024 with photographs taken October 2024.

IMPORTANT NOTICE

BCM Wilson Hill 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.

Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

