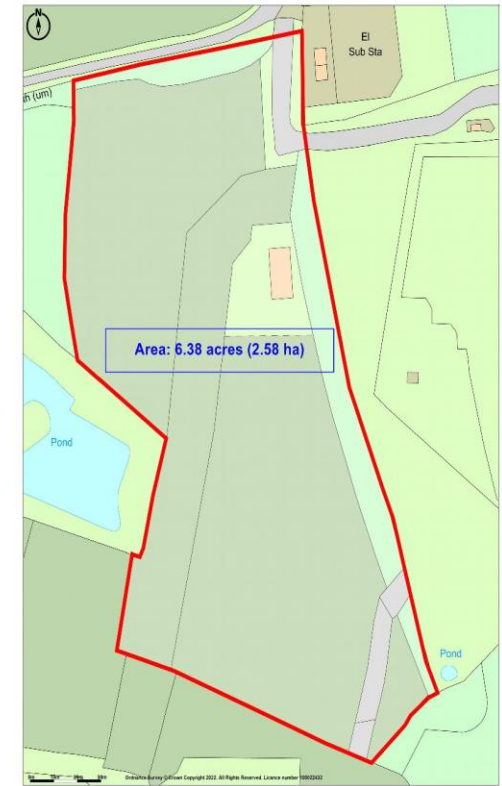


SPENCE WILLARD



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Land & Barn Off Warlands Lane, Warlands Lane, Ningwood, Newport, Isle of Wight, PO30 4NH

An exceptional opportunity to acquire an attractive plot of land with a quality modern barn - located in an idyllic/quiet setting with a south facing aspect and direct road access, extending to approximately 6.38 acres (2.58 ha)

VIEWING

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Amounting to approximately 6.38 acres (2.58 ha) with a steel portal framed modern timber clad barn and located in a wonderful position between Shalfleet and Ningwood. The barn was constructed in 2017, and is well presented, measuring approximately 30m x 10m with an eave's height of around 4.5m. It is constructed with a concrete pad floor and there are 6 light panels in the roof. There is a pedestrian door, a separate large vehicular door, which measures approximately 3.61m x 3.25m.

It is suitable for a number of uses, subject to obtaining any necessary planning consent and is currently laid to permanent pasture. There is direct access off Warlands Lane and a dense strip of hedging/woodland along the roadside providing good screening from the Lane.

The plot enjoys road frontage and is predominantly level with no major tree cover to the south - creating plenty of natural light.

LOCATION

Proceed from our Yarmouth office along the A3054 (Newport Road) heading eastwards. Take the right hand turn into Wilmingham Lane and left into Wellow. Drive through Wellow until you arrive at Station Road. Cross Station Road onto Warlands Lane – the land is located on the south side of the road just to the east of Lower Dodpitts Farm. Access is through the large galvanised vehicular gates on the bend.

PLANNING The plot sits just outside the Isle of Wight Area of Outstanding Natural Beauty.

SERVICES Water and power are accessible close to the subject land, from the Lane.

TENURE AND POSSESSION Freehold. Vacant possession will be given of the whole upon completion of the sale. A vehicular right of way will be retained for access from Warlands Lane through to the Solar Farm on the south side of the subject land. There is a high-pressure sewer pipe that runs under a section of the land.

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