



# LAND AT BRIGHTSTONE DOWN

Lynch Lane, Brightstone, Newport PO30 4AY





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

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An attractive package consisting of pastureland with nature conservation opportunities, all set in a glorious south facing position in the west of the Isle of Wight. The land extends to approximately 13.67 acres (5.53 hectares) and has planning permission for a 10m x 5m agricultural barn with easy access from Lynch Lane.

- Planning Permission for Barn
- Approximately 5.53 hectares (13.67 acres)
  - Attractive block of land
  - South facing position
- Natural capital and offsetting opportunities
- Additional adjacent land available by separate negotiation

Guide Price £170,000



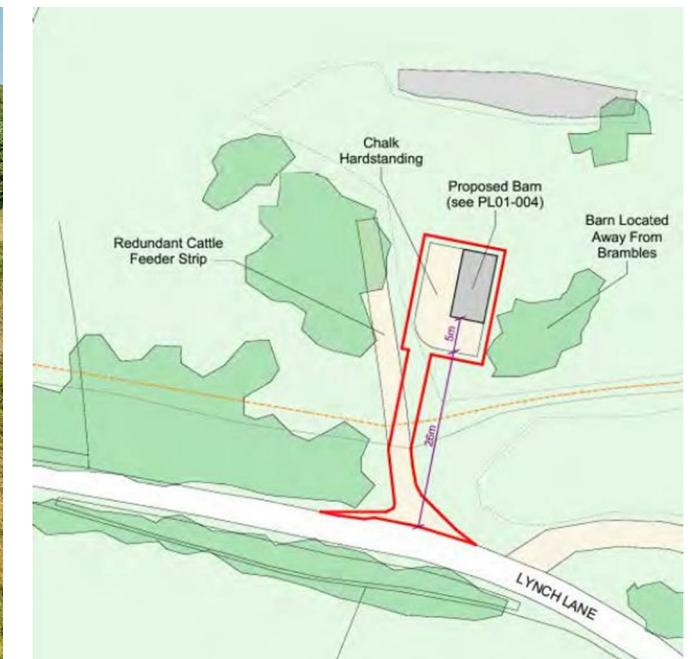
## SITUATION

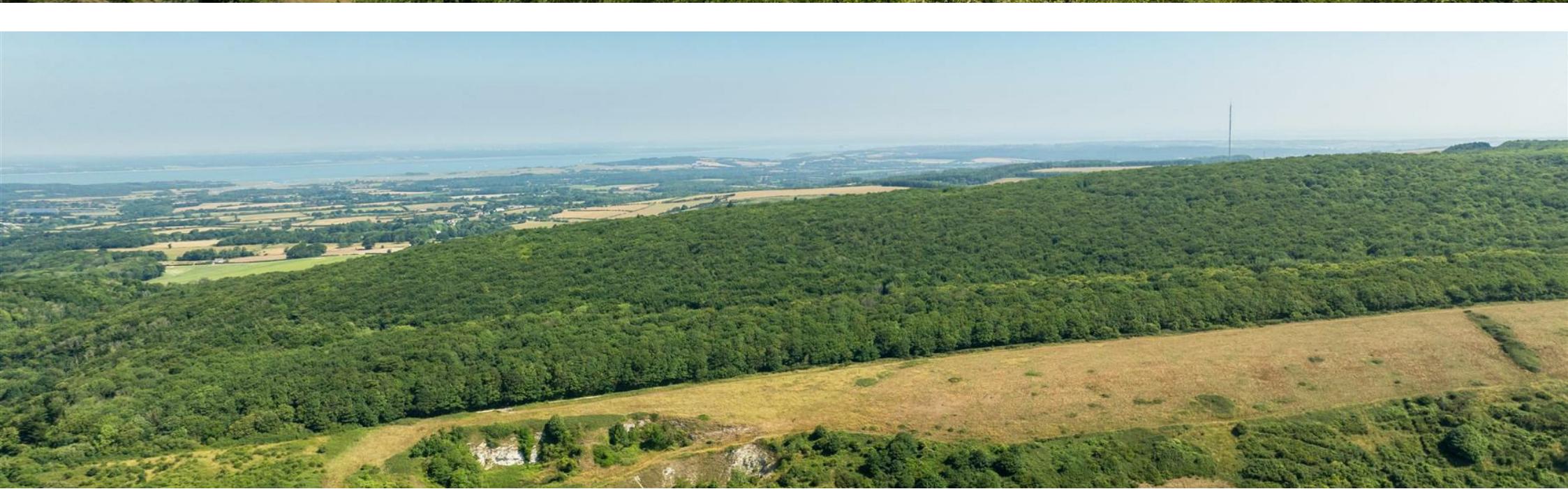
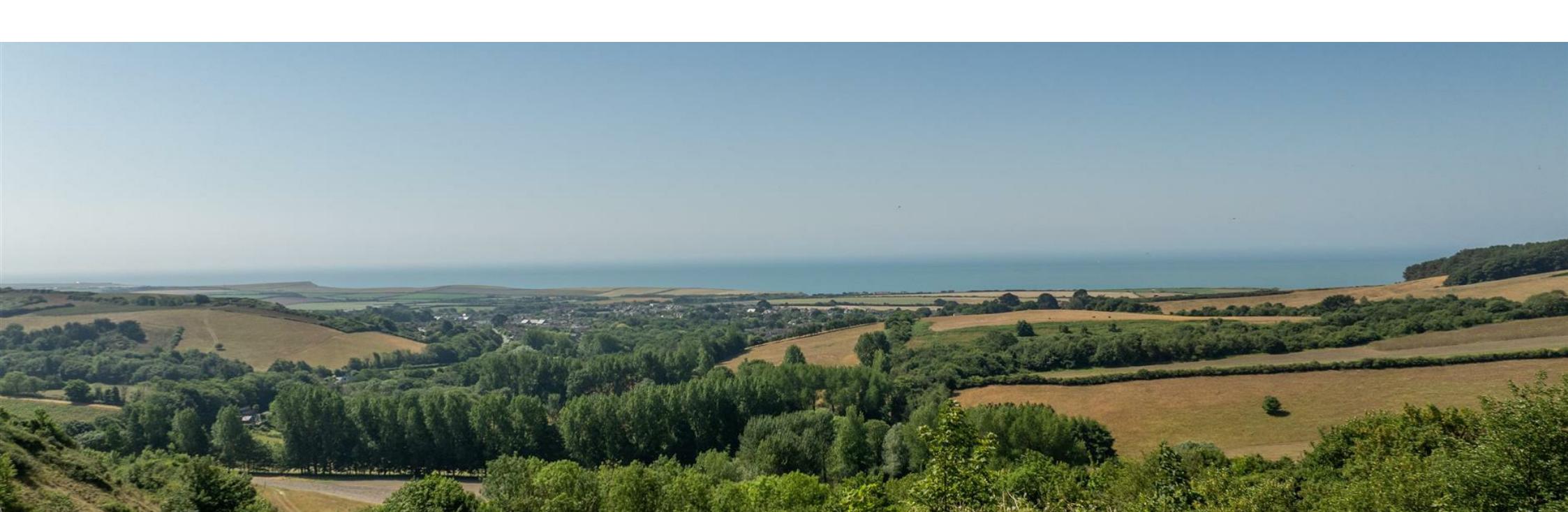
An easily accessible and versatile block of Downland extending to 13.67 acres, with the flexibility to support livestock farming, and enhance natural capital assets.

The land at Brightstone Down is situated in an idyllic spot in the West of the Isle of Wight, with views to the South across open countryside to the English Channel. It is located on the outskirts of the village of Brightstone and is less than 7 miles from the harbour town of Yarmouth which has regular car/ passenger ferry connections to Lymington with onward rail connections from Lymington Harbour (London Waterloo 2 hours 5 minutes).

Yarmouth offers a wide range of facilities including the marina, yacht clubs, pubs, restaurants and shops. The village of Brightstone is closer still with shops, pub and school.

The land is situated within National Landscapes (previously AONB) and has been used for livestock farming system with a focus on nature conservation.





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# GENERAL REMARKS

## METHOD OF SALE

The land is offered for sale by private treaty

## ACCESS AND PUBLIC RIGHTS OF WAY

Access to the land is from Lynch Lane and also over a well surfaced track on third party land on the northern boundary via Public Byway 4 ( marked in orange on the sale plan) . Part of the land is registered access land under the Countryside and Rights of Way Act 2000 (CRoW Act).

## WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

## TENURE & POSSESSION

The land will be sold freehold with vacant possession

## 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.

## PLANNING AND DESIGNATIONS

The land is situated in a Natural Landscapes Area (AONB) and Nitrate Vulnerable Zone. There is planning permission for a 10m x 5m agricultural barn with easy access from Lynch Lane under planning reference 24/00352/6PA

## LOCAL AUTHORITY

Isle of Wight Council [www.iwight.com](http://www.iwight.com) 01983 821000

## SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights are in-hand and are included in the sale of the freehold insofar as they are owned. The land has been part of a successful high-quality shoot as part of a wider holding. The sporting rights will be retained by the vendor free of charge until 2nd February 2026.

## BASIC PAYMENT HISTORY

There is no Basic Payment History to be transferred to the purchaser.

## COVENANTS TO BE APPLIED

1. The purchaser will erect and maintain a stock proof fence along the southern boundary between points A, B, C and D on the sales plan. Such fence to be erected with 6 months of completion of the sale.
2. The use of the sale land will be restricted to agricultural and nature conservation use.
3. Tree planting will be restricted to native tree species and coniferous trees cannot be planted.

## EXISTING COVENANTS

No residential buildings can be constructed on the land. No buildings permitted except agricultural buildings.

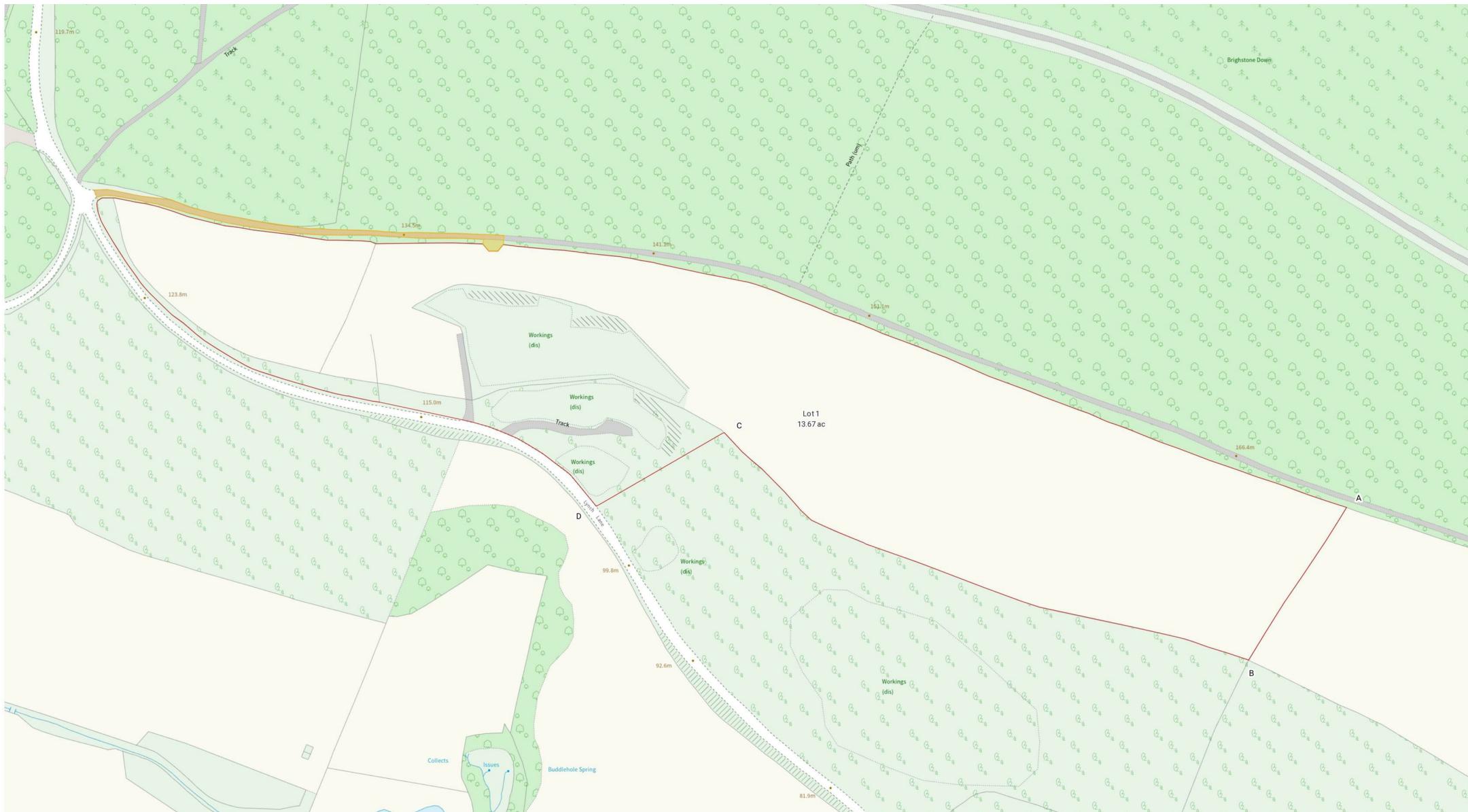
## WHAT3WORDS

[///scanty.swaps.honeybees](https://what3words.com///scanty.swaps.honeybees)

## DIRECTIONS

From Coppins Bridge, head South on St George's Way (A3020) to St George's Approach (B3341), Turn left on to Carisbrooke Rd (B3323) continue West and take Carisbrooke High Street to Calbourne Road (B3401) to Lynch Ln in Brightstone

# SALE PLAN





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