



PASTURELAND- ROUD LANE, ROUD, ISLE OF WIGHT, PO38 3LH

GUIDE PRICE - £70,000





# Pastureland at Roud Lane

## Roud, Isle of Wight, PO38 3LH

An attractive parcel of land within the sought after hamlet of Roud, extending to 2.70 acres (1.09 ha).

The pastureland benefits from good direct road frontage. The land is well delineated with stock fencing and is enclosed by native hedges on the majority of the boundaries.

The land has previously been used for grazing and benefits from a mains water supply.

### SITUATION

The land is situated in the sought after hamlet of Roud, near the village of Whitwell. The site sits to the east of Roud Lane.

***For sale by private treaty.***



**Promap**  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4

## GENERAL REMARKS AND STIPULATIONS

### Method of sale

The property is offered for sale as a whole.

### Services

The site benefits from a mains water connection.

### Local Authority

Isle of Wight Council, tel: 01983 821 000, [iwight.com](http://iwight.com)

### Tenure

The property is being sold freehold.

### Post Code

PO38 3HL.

### Wayleaves, easements and rights of way

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

There is a wayleave agreement with SSE in relation to the transformer in the field which connects (via overhead cables) into the adjoining fields to the east and south.

There is a public footpath running along the southern boundary.

### Access

The property benefits from a vehicular rights of access from the byway, Roud Lane, over the Isle of Wight Council owned verge—this verge is outlined in orange on the sale plan.

### 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.

### 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.

### Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.

**NB** These particulars are as at August 2021. Please check with BCM to make sure they are the most up to date version. Photographs taken August 2021.



///encourage. tabloid.upsetting

#### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 or their clients. Neither BCM 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 tested them.





## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)