



LAND AND BARN - MOUNT ROAD, WHIPPINGHAM, ISLE OF WIGHT

An attractive barn, with potential for alternative uses (STPP) with land extending to 2.63 acres.

Guide Price £125,000



Barn and Land

Mount Road, Whippingham

A characterful wooden frame barn with potential for alternative uses set within its own land extending to 2.63 acres situated in a secluded position with wonderful countryside views.

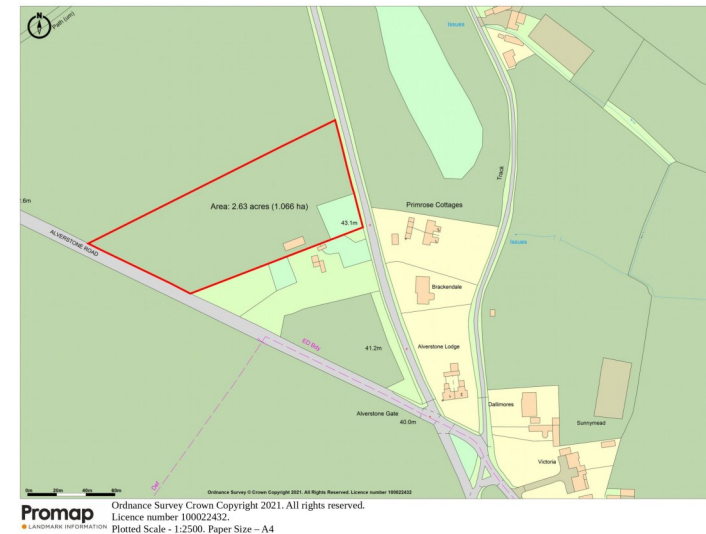
The land is predominantly well defined by post and rail fencing as well as mature hedgerow and there is with gated access to the west onto Mount Road. The barn could have the potential for alternative uses subject to the relevant consents and sits outside of any formal land destinations.

The barn measures 4.8m by 14m with a gross internal floor area of 67.2m² and is constructed of a timber and steel frame, with timber cladding and box profile sheet tin roof.

SITUATION

The property is situated on northern outskirts of the Whippingham. It fronts Mount Road to the east and Alverstone Road to the west. The land gently slopes to the west and can be accessed directly from Mount Road. The property can be reached by mainland ferry connections with East Cowes (3 miles), Cowes (8 miles), Fishbourne (6 miles) and Ryde (7) miles. The county Town of Newport is 6 miles (14 minutes) away.

For sale by private treaty.



GENERAL REMARKS AND STIPULATIONS

Method of sale

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

Services

There is a mains water connection supplied to the property via the Barton Estate.

Local Authority

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

Tenure

The property is being sold freehold.

Post Code

PO32 6NQ

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 are no rights of way across the property.

Access

The property benefits from an unrestricted, vehicular right of access from the public highway (Alverstone Road) over a privately owned track (Mount Road) to the property. The access is gated to the eastern corner facing Mount Road.

Planning/Designations

The property is located outside of the settlement boundary of East Cowes and outside of the Area of Outstanding Natural Beauty.

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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 May 2021 Please check with BCM to make sure they are the most up to date version. Photographs taken May 2021.



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.



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