



**LAND AND STABLES FOR SALE**

Taylor's Stables, Wackland Lane, Newchurch, Isle of Wight, PO36 0NB



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## Guide Price—£210,000

An attractive equestrian holding extending to 3.97 acres (1.61 ha) including a well-built range of equestrian and storage buildings comprising 5 stables, rug room, feed room, hay store and large tack room. The stables have been designed so horses can gain access from all paddocks to have shelter from either summer sun or inclement weather. There is also a large parking area.

The land, all laid to grass, benefits from newly installed post and rail fencing and is split across several separate paddocks with a centre walkway directly into the stable yard. The property enjoys spectacular views towards the Downs.

### GENERAL REMARKS AND STIPULATIONS

#### Method of Sale

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

#### Services

Mains Water, electric generator and large soakaway.

#### Local Authority

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

#### Post Code

PO36 0NB

#### 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.

#### Access

The land benefits from a all-purpose, right of access over Wackland Lane without any legal obligation to repair or maintain the lane.

#### Tenure

Vacant procession will be given on completion of the sale.

#### Wayleaves, Easements and Rights of Way

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, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water and gas and other pipes whether referred to in these particulars or not. There are no rights of way crossing the land.

#### 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.

#### Business Rates

Rateable value of £1,875 per annum, however, the vendor claims small business relief (SBR).

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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 of representations of facts
- 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 regard 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 - not have BCM tested them.

**Particulars prepared December 2023. Photographs taken December 2023.**



Sale Plan  
NOT TO SCALE





BCM

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