



PASTURELAND FOR SALE

Dodpits Lane, Chessell, Isle of Wight, PO41 0UB



PASTURELAND FOR SALE

Dodpits Lane, Chessell, Isle of Wight, PO41 0UB

Guide Price: £95,000

An attractive block of pastureland with direct road access from the public highway (Dodpits Lane) extending to 5.74 acres (2.32 ha).

The land, currently laid to grass, gently slopes to the east comprising a small orchard area, small stream and recently planted hazel specimens. The land is sheltered by mature hedgerows and trees along the boundaries.

According to the Provisional Agricultural Land Classification the land is Grade 3. The soil type is loamy with some clay.

In all, 5.74 acres (2.32ha).

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Access

The property benefits from a public highway access, off Dodpits Lane via a 5 bar metal gate.

Services

There are no services connected.

Wayleaves, Easements & 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.

Tenure and Possession

The land is being sold freehold. Vacant Possession on completion.

Overage

The land is sold subject to an overage clause entitling the vendor to 35% of the value of any nutrient (nitrate, phosphate or other) or biodiversity offsetting credits sold from the land by the purchaser, or their successors in title, for a 30 year period after completion of the sale.

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.

Council Tax/Business Rates/EPC

Not applicable.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

 [what3words](https://www.what3words.com) [///allowable.natively.grass](https://allowable.natively.grass)

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 - nor have BCM tested them.

Particulars prepared April 2024 and photographs taken March 2024.

SALE PLAN
NOT TO SCALE



PETERSFIELD

Wilson Hill, 4 Lavant Street, Petersfield, GU32 3EW
T 01730 262600 E info@wilsonhill.co.uk

WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E 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

OXFORD

BCM, Sunrise Hill Yard, East Ilsley,
Newbury, RG20 7LY
T 01865 817 105 E oxford@bcm.co.uk