



LAND AND BUILDINGS FOR SALE

Land and Buildings lying to the west of Eddington Road, Nettlestone, PO33 1XS



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Guide Price—£295,000

An equestrian holding enjoying stunning views across the Solent extending to approximately 13.75 acres (5.57 ha) comprising a number of buildings including a barn, tack room, hay barn and tractor store. The buildings are currently used for equestrian and agricultural purposes, but they could offer well equipped footprint buildings for other uses (subject to the relevant consents). There is a separate agricultural building to the north of the property with a chalk base hardstanding.

The land is permanent pasture, divided into several paddocks which are well bordered by post and rail fencing.

The boundary of the property extends into some woodland to the West and North Western edges forming part of Longlands Copse.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

Mains electric and livestock water connection

Local Authority

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

Post Code

PO33 1XS

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 right of access over Park Lane (shaded blue on the sale plan), accessed off the public highway at Eddington Road. We are informed that, there is no any legal obligation to repair or maintain the access over Park Lane.

Tenure & Possession

Freehold. Vacant possession 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.

 what3words ///galloping.trespass.patrolled

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 March 2024. Photographs taken January 2024.

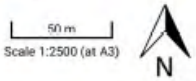




Land and buildings off Eddington Road



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