



## LAND AND BARN PLOT AT BRIGHSTONE DOWN

Lynch Lane, Brighstone, Isle of Wight, PO30 4AY

BCM

# LAND AT BRIGHSTONE DOWN

Lynch Lane, Brighstone, Isle of Wight,  
PO30 4AY

Yarmouth 7 miles | Newport 6 miles | Cowes 11 miles  
(distances are approximate)

Attractive block of arable, pasture & woodland

Planning permission for agricultural barn

Natural capital and offsetting opportunities

Sporting potential

Approximately 46.5 hectares (114.96 acres)

## SUMMARY

The land at Brighstone Down offers an attractive package including pasture, woodland and arable with nature conservation opportunities, and complimented by planning permission for a barn all set in a glorious south facing position in the west of the Isle of Wight. The land extends to approximately 46.5 hectares (114.96 acres).

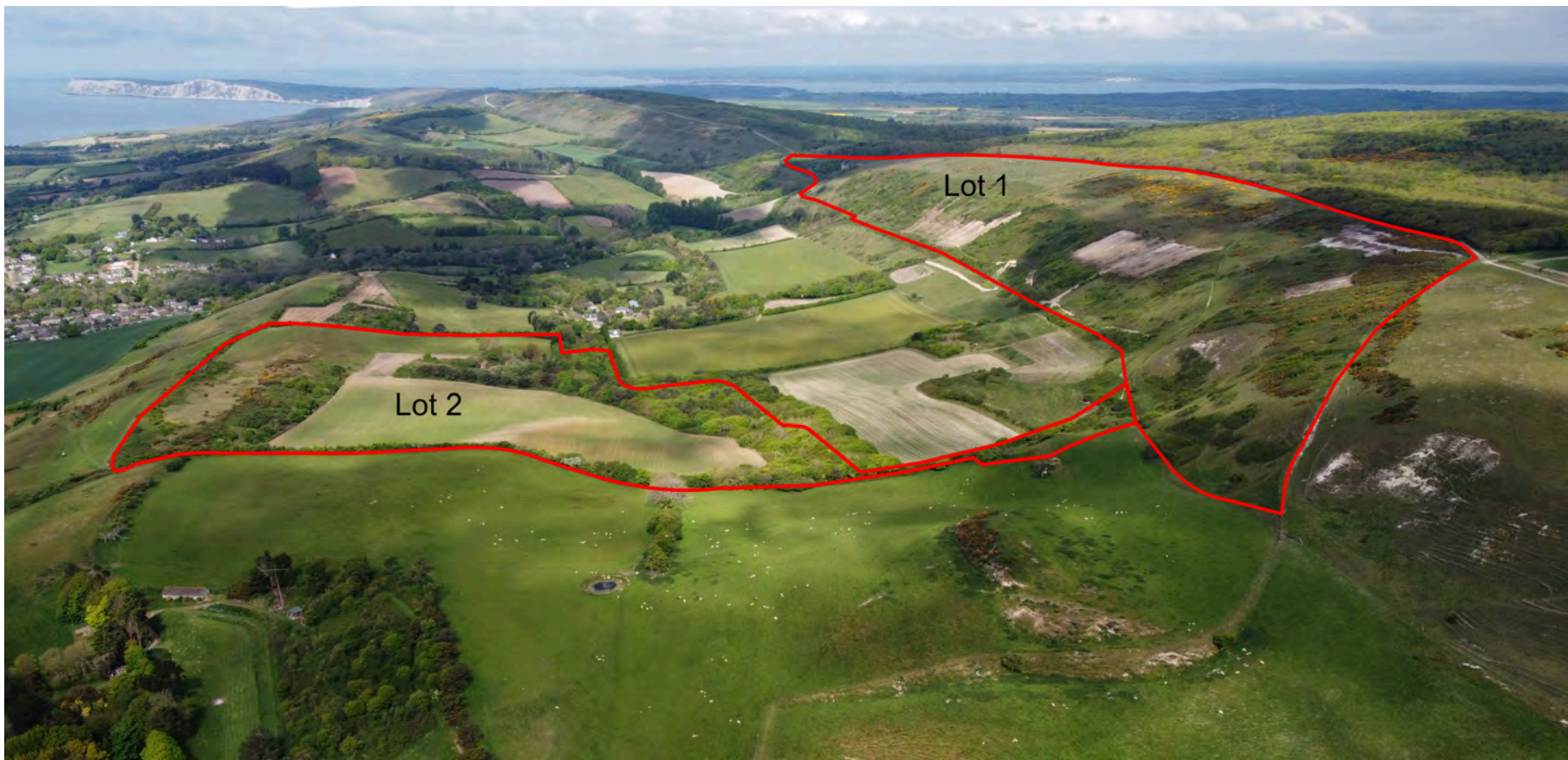
Available as a whole or in two separate lots

Lot 1 -£420,000

Lot 2 -£275,000

Whole - £695,000





## SITUATION

The land at Brighstone Down is situated in an idyllic spot in the west of the Isle of Wight, with views to the south across open countryside to the English Channel. It is located on the outskirts of the village of Brighstone and is less than 7 miles from the harbour town of Yarmouth which has regular car/passenger ferry connections to Lymington with onward rail connections from Lymington Harbour (London Waterloo 2 hours 5 minutes).

Yarmouth offers a wide range of facilities including yacht clubs, marina, pubs, restaurants and shops. The village of Brighstone is closer still with shops, pub and school.

The land is situated within National Landscapes (AONB) and has a public footpaths crossing the property.

The land has been used in a mixed arable and livestock farming system with a focus on nature conservation.

## DESCRIPTION

This is a rare opportunity to acquire a block of land with the flexibility to support a livestock farming system and enhance natural capital assets or forestry opportunities.

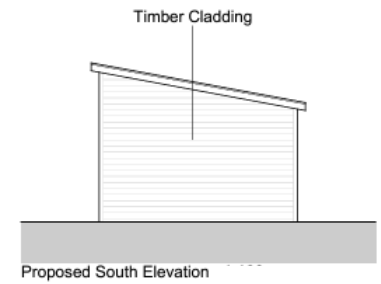
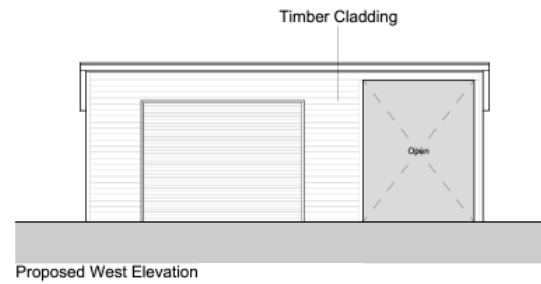
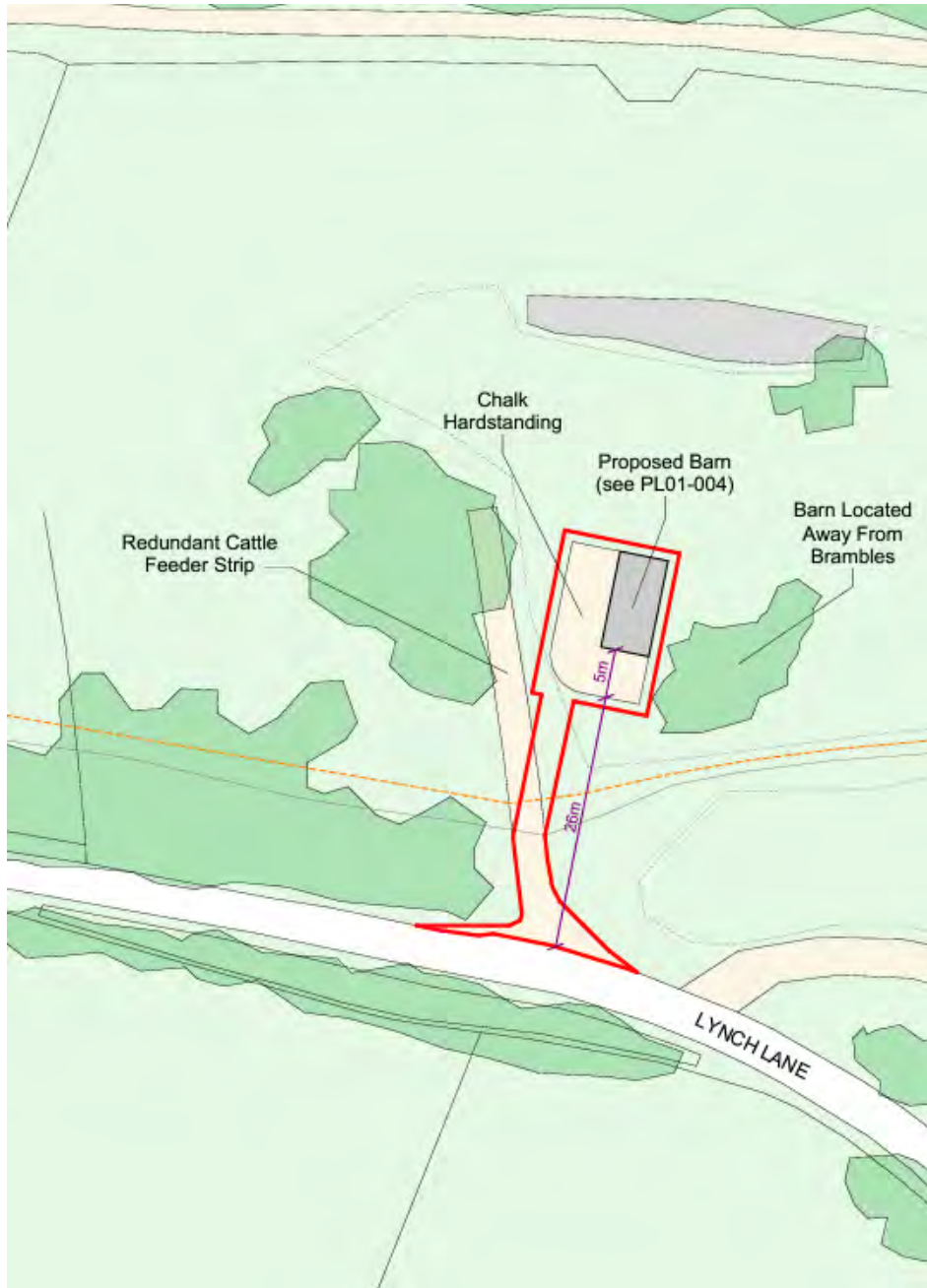
**Lot 1** extends to approximately 84.55 acres of Downland including pastureland and woodland. Conveniently accessed directly from the public highway, the land has series of internal tracks for ease of operation.

**Lot 1** has planning permission for a 10m x 5m agricultural barn with easy access from Lynch Lane.

**Lot 2** extends to approximately 30.41 acres, consisting of pasture, arable and woodland with access from Coombe Lane via a permitted access over the retained track.

There is potential to manage the land uses for Biodiversity Net Gain, Natural Capital, Carbon Offsetting or Re-wilding purposes, subject to necessary consents. The Isle of Wight is a designated Biosphere.

PROPOSED PLANNING LAYOUT  
Not to scale



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty

### Access and Public Rights of Way

**Lot 1** - The land is accessed along the northern boundary via a well established gravel surfaced track between points A & B on the sale plan. The purchaser will have access rights over this track. There is a public footpath crossing over the land. Extracts of the definitive map are available from BCM.

**Lot 2** - The land is accessed from Coombe Lane and then with an access right over the retained track coloured orange on the sale plan. Lot 2 has connecting access to Lot 1 if purchased together.

### Planning

Permission granted for an agricultural barn under planning reference 24/00352/6PA

### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

### Services

**Lot 1** - Served by a mains water connection to livestock drinking water.

**Lot 2** - No services are connected to Lot 2.

### Tenure & Possession

The land is currently subject to a grazing licence ending in October 2024 which can be terminated earlier if required. The property will be sold freehold with vacant possession

### Designations

The land is situated in an Natural Landscapes (AONB) and Nitrate Vulnerable Zone.

### Local Authority

Isle of Wight [www.iwight.com](http://www.iwight.com) 01983 821000

 **WHAT3WORDS** ///scanty.swaps.honeybees

### Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights are in-hand and are included in the sale of the freehold insofar as they are owned. The land has been part of a successful high-quality shoot as part of a wider holding. The sporting rights will be retained by the vendor free of charge until 2nd February 2025.

### Basic Payment History

There is no Basic Payment History to be transferred to the purchaser.

### Existing Covenants

No residential buildings can be constructed on the land. No buildings permitted except agricultural buildings.

### Covenants to be applied

1. The purchaser will erect and maintain a stock proof fence along the southern boundary between points C and D on the sales plan. Such fence to be erected with 6 months of completion of the sale.
2. The use of the sale land will be restricted to agricultural and nature conservation use.
3. Tree planting will be restricted to native tree species and coniferous trees cannot be planted.

### Flood Zone - Flood Zone 1



**Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents 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.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT.

**Viewings**

Strictly by appointment with the selling agents only.

**Fixtures & Fittings**

All fixtures and fittings are excluded from the sale of the freehold property.

**Seller's Agents**

BCM (IOW) LLP, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

**HEALTH & SAFETY**

Given the potential hazards, due to steep and slippery gradients, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

**Directions**

From Coppins Bridge Roundabout in Newport, exit onto East Street (B3323) and take the second exit at the roundabout. Continue up to the traffic lights and bear right onto St James Street, then take the second left onto Pyle Street. Turn left at the end of Pyle Street onto Carisbrooke Road. Continue on Carisbrooke Road (B3323) and take the second exit at the roundabout onto Carisbrooke High Street (B3401). At the roundabout, continue on the B3401 for 4.2 miles. Turn left onto the bridleway track and proceed to the field gate on the right.

**IMPORTANT NOTICE**

BCM LLP & 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

NB: These particulars are as at April 2024. Photographs taken May 2022

NOT TO SCALE





## WINCHESTER

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SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

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## OXFORD

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## PETERSFIELD

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