



6, NORTH VIEW

Harbors Lake Lane, Newchurch, Isle of Wight, PO36 0LY





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Four-bedroom, semi-detached cottage enjoying stunning views towards Stenbury Down including grounds and gardens, a range of outbuildings and separate block of pastureland extending to 15.63 acres. In all, extending to 16.85 acres (6.81ha) and available as a whole or in three separate lots.

Guide Price

Whole - £695,000

Lot 1 - £505,000

Lot 2 - £95,000

Lot 3 - £95,000

Ground Floor

Porch | Dining | Lounge with Wood Burner
Kitchen with Island | Utility | Shower room

Extending to 82 sqm (886 sqft)

First Floor

Master Bedroom with Built in Cupboards
Further double bedroom | Family bathroom

Extending to 42 sqm (452 sqft)

Second Floor

Two small double bedrooms

Extending to 24 sqm (267 sqft)

Gardens & Grounds

Gardens and grounds of 1.22 acres | Driveway | Dining and Seating Terrace
Enclosed Dog Area | Raised decking with external lighting | Orchard

Buildings

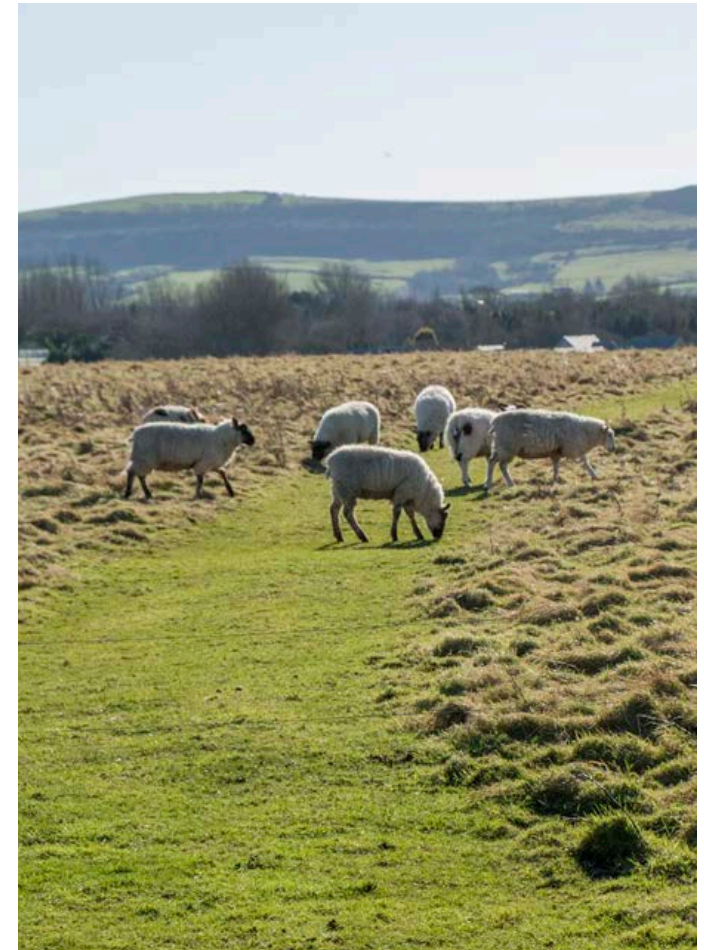
Greenhouse | Shed | Storage Building | Garage/workshop

Land

Pastureland of 15.63 acres | Pond

For sale by private treaty
Available as a whole or in three separate lots.





SITUATION

6, North View is situated within a semi-rural location off the public highway, Harbors Lake Lane. There are restaurants, shops and schools at both Shanklin and Sandown within a 15-minute drive.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithun's in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut, North House and The Smoking Lobster.

Ground Floor

6, North View is accessed from the public highway, Harbors Lake Lane, onto gravel private parking area with space for several cars.

The property is entered through the porch. Leading from the inner hall, is a recently extended and refurbished kitchen with bi-fold doors out onto the garden. The kitchen benefits from integrated fitted

appliances, bay window seating, kitchen Island and Cook master range. To the rear of the kitchen, there is a good-sized utility area and downstairs shower room with W/C and wash hand basin. Accessed from the inner hall and or the kitchen, is a large open plan dining room with open fire and separate lounge with wood burning stove, both enjoy views over the gardens and the Down beyond. There are double doors out to the garden terrace from the lounge

First Floor

From the stairs leading from the ground floor, there is a large landing/office/2nd bedroom, further bedroom with built in cupboards and family bathroom.

Second Floor

From the stairs situated at the first floor, there are a further two bedrooms on the second floor – one double with Velux skylight and one small double with Velux.

GARDENS AND GROUNDS

Surrounding 6, North View there is a great sized garden, extending to 1.22 acres, mostly laid to lawn including a dining and seating terrace, pond, enclosed dog area, raised decking with external lighting and orchard – including plums, pear, apple, and hazel.

BUILDINGS

There are a number of buildings within the immediate gardens and grounds, including a greenhouse, shed, storage building and workshop.

PADDOCK

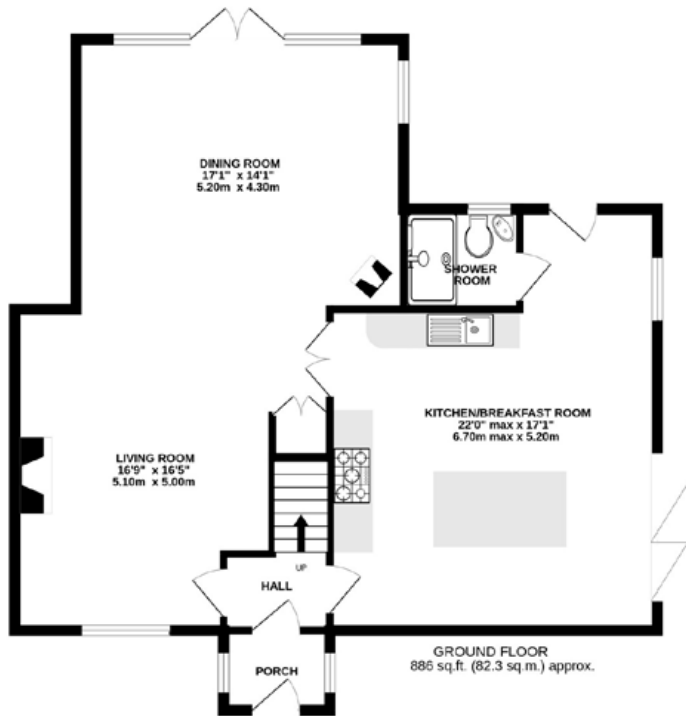
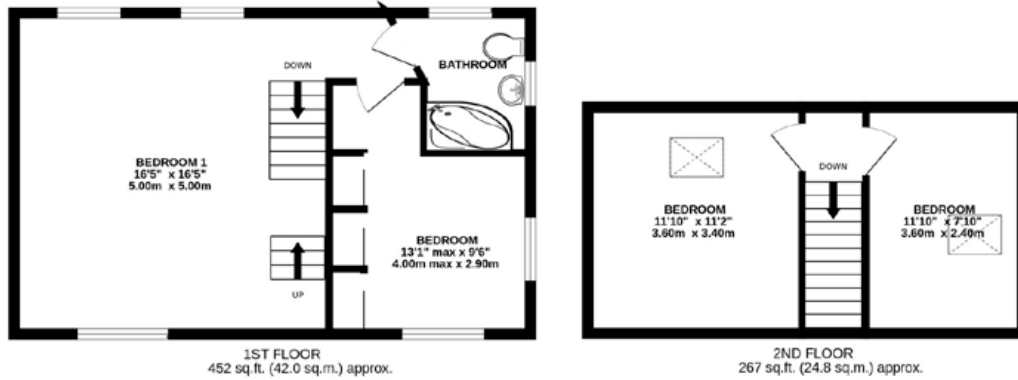
Further south of the property, there is a separate block of pastureland extending to 15.63 acres (6.32ha). This is currently divided into three distinguished parcels and enclosed by either mature hedgerows or post and rail fencing.

On the paddock within Lot 2, there is a block of young native woodland with a pond. Dispersed around the paddock there are wild cherry trees, blackthorn, apple trees & a bee hive.

Within Lot 1, there is a separate building currently used for storage purposes.



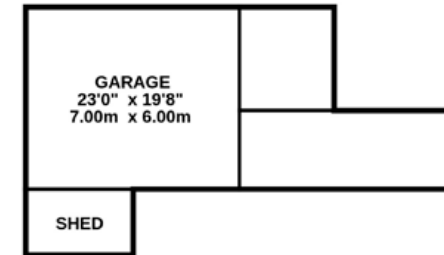
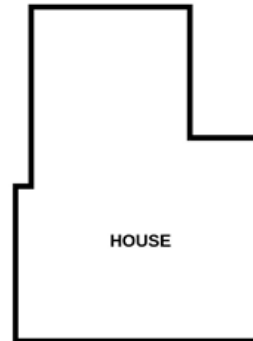
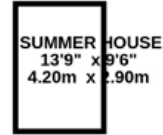
NOT TO SCALE



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOT TO SCALE



TOTAL FLOOR AREA : 2011 sq.ft. (186.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

6, North View is offered for sale by private treaty as a whole, or in three separate lots.

LOTING

6, North View is available as a whole or in three separate lots. Lots 2 and 3 will not be sold away separately until Lot 1 has exchanged contracts.

FENCING

Should the Lots sell separately, there will be a special condition in the contract for the Purchasers of Lots 2 and 3 to erect a stock proof fence between Lots 1 and 2 respectively and will be required to retain responsibility and ownership of the fence thereafter.

ACCESS

Lot 1 - 6, North View is accessed off the public highway, Harbors Lake Lane leading to a private driveway to the front of the property.

Lot 2 - There is a vehicular access off Watery Lane, via a 5-bar metal gate.

Lot 3 - There is a vehicular access off Winford Road, via a 5-bar metal gate

OVERAGE

The pastureland included in Lots 1, 2 and 3 will be subject to two separate overage provisions as below.

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.

The land is offered for sale subject to a further overage provision of 35% of the uplift in value as a result of the purchaser, or their successors in title, obtaining planning permission for change of use of the land at anytime in the next 30 years.

SERVICES

6 North View is connected to mains water, electric gas and drainage.

Some of the outbuildings are connected to mains electric.

There is a livestock water connection to the pastureland.

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.

TENURE

Freehold

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, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

HOLDOVER

A 1 acre area on Lot 2 will be subject to a holdover agreement in favour of the Sellers for a maximum of 6 months. Further details can be made available by the selling agents.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO36 0LY

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 miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS

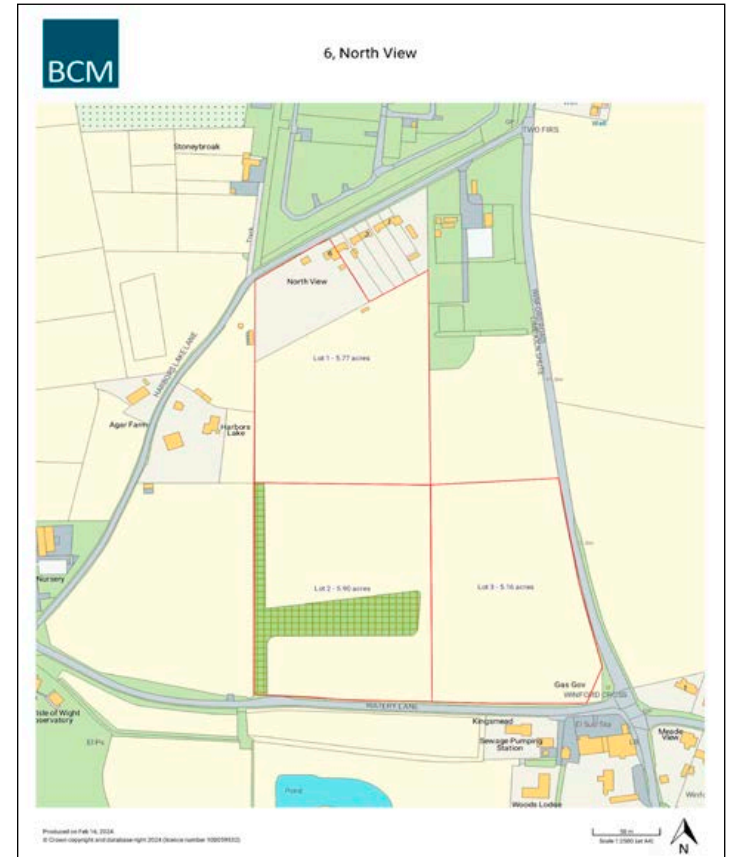
BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

COUNCIL TAX BAND

Band C

EPC

C



What3words

///healers.jacket.escalated

VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at February 2024 and photography taken between January – February 2024.



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