



LAND FOR SALE

Land at Yaverland, Culver Way, Yaverland, PO36 8QJ



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Guide Price: £280,000

Description

An attractive and versatile block of pastureland with easy access to Yaverland beach and Sandown Bay. Currently used for cattle grazing and benefitting from significant natural capital potential. In all, the land extends to 29.65 acres (12.00 ha).

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

Mains water connection.

Local Authority

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

Post Code

PO36 8QJ

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 property benefits from access along a track from the main Yaverland Road B3395 and access via Meadow Way.

Tenure

The land is currently let on a Farm Business Tenancy which expires on 31st October 2024. The land will be available as freehold with vacant possession subject to the tenancy above.

Planning and Designations

Some of the land is outside of the Area of Outstanding Natural Beauty. The land is within a Nitrate Vulnerable Zone.

Wayleaves, Easements and Rights of Way

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

Public Rights of Way

Footpath 51 crosses the land.

Overage

The land will be subject to two separate overage provisions as below:

(i) The land is sold subject to an overage clause entitling the vendor to 20% 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.

(ii) The land is offered for sale subject to a further overage provision of 20% 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.

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.

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 June 2024. Photographs taken June 2023.

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Land at Yaverland





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