

LAND AT ASHENGROVE FARM

SWAINSTON • CALBOURNE • ISLE OF WIGHT • PO30 4HU

BCM

Wilson | Hill



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A compact and diverse mixed farming estate with natural capital potential, comprising 103.57 acres (41.91 ha) of arable, woodland and ponds.

Available as a whole, or in two lots.

LOT 1

60.07 acres (24.30 ha) of arable
35.35 acres (14.32 ha) of
woodland and pond

LOT 2

8.15 acres
(3.29ha) of woodland

Guide Price - £775,000 (Whole)

Lot 1 - £705,000

Lot 2 - £70,000

In all approx. 103.57 acres (41.91 ha)

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,
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OXFORD

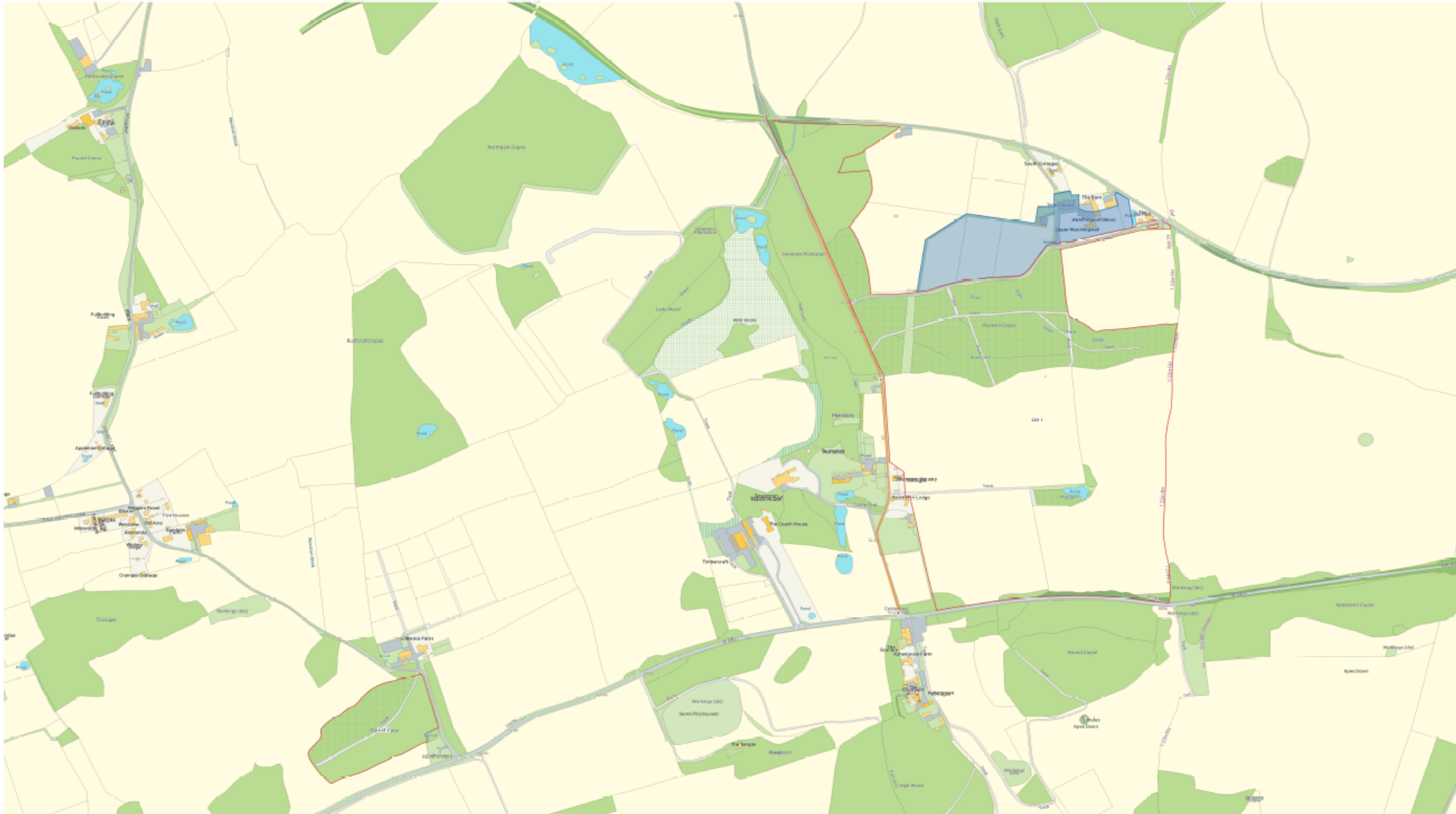
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PETERSFIELD

BCM, Wilson Hill,
4 Lavant Street, Petersfield,
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LOT 1 - FARMLAND & WOODLAND

A ring fenced block of versatile arable land currently cropped to cereals. Complemented by mature woodland area in Buckets Copse and small pond.

Description	Acres	Ha
Woodland + Pond	35.39 ac	14.32 ha
Arable	60.07 ac	24.30ha
Total	95.46 ac	38.62 ha



LOT 2 - WOODLAND

Pump Copse is an attractive and compact stand of mature woodland with access from Pump Lane.

Description	Acres	Ha
Woodland	8.15 ac	3.29 ha



Location Plan



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The land is offered for sale by private treaty as a whole or in two separate lots. NB: Lot 1 and 2 will not be sold away separately from each other unless subject to contiguous acceptable offers.

Access

Lot 1	There is access over a private track owned third party labelled X-Y on the sale plan.
Lot 2	Access to the property is directly from Pump Lane.

Services

Lots 1 is served by a mains water connection to livestock drinking troughs. There are no services to Lot 2.

Tenure And Possession

Freehold with vacant possession on completion. Holdover 2024 until 30th October 2024.

Statutory Land Designations

- Listed Structure - Winifred's Well
- Ancient Woodland: Bucket's Copse, Northpark Copse, Rushcroft Copse, Pump Copse, Lady Wood, Harelane Plantation
- Site of Special Scientific Interest: Pump Copse, Bucket's Copse
- Site of Importance for Nature Conservation: Lady Wood, Harelane Plantation



Lot 1 - ///lime.represent.lifelong

Lot 2 - ///kite.names.titles

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:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- 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.
- 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.
- 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.

Overage

The property will be subject to overage provisions at a 35% uplift on sales of natural capital off set units for 30 years.

Wayleaves and Easements

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.

Local Authority

Isle of Wight Council

Postcode

PO30 4HU

Basic Payment and Higher-Level Stewardship Agreement

The purchaser will be obliged to inherit the existing Higher Level Countryside Stewardship Scheme on Lot 1. If purchasers prefer not to, inherit the scheme, they will be expected to pay any early termination penalty applied by the RPA post completion. Basic Payments will be retained by the vendors.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned. Sporting Rights to be reserved to the vendor until 1st February 2025.

Public Rights of Way

A public bridleway crosses Lot 1. These public rights of way are detailed within the Isle of Wight Council's Right of Way Map available from the selling agents.

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, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could 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.

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 May 2024 and photographs taken May 2024.

Broadband

25 Mbps

Council Tax + EPC

N/A

Flooding

Flood Zone 1

Additional Land and Farm Buildings Potentially Available

There are adjacent farm buildings and additional arable land potentially available to purchase by separate negotiation.

Watchingwell Manor

Watchingwell Manor is adjacent to Lot 1 and outlined in Blue on the sale plan Watchingwell Manor is currently for sale through BCM. Further information available from the selling agents or visit www.bcm.co.uk.



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