

LAND FOR SALE



Land off Blackwater Hollow

Blackwater, Isle of Wight

Extending to approximately 13.09 acres (5.29 hectares)

Guide Price: £135,000

Land off Blackwater Hollow

DESCRIPTION

An attractive and useful parcel of land far reaching views to the west of the Island. The land extends to approximately 13.09 acres (5.29 ha) and is gently sloping to the West with access from a short section of gravel track leading directly from the public highway at Blackwater Hollow. The land is currently established to pasture and subdivided into useful paddocks used for horse grazing. The boundaries of the land are planted to well-established woodland shelter belts providing the land the private aspect. There is a useful parking area adjacent to the entrance gate together with the basic store. Located in the south eastern corner of the land is a mobile home structure currently used as an office and store room for the land – adjacent to the mobile home is a concrete pad previously used as a base for stables.

LOTING

The property is available as a whole.

ACCESS

Access is directly from Blackwater Hollow (A3020) via a short section of gravelled drive under third-party ownership.

RIGHTS OF WAY

There are no public or private rights-of-way on the land.

PLANNING

No planning permission exists on the mobile home although the structure has been present on the land in excess of 10 years. There are no other planning permissions on the land.

COVENANTS

The land is subject to restrictive covenant in the favour of the National Trust - further details available from the Sales Agents.

WAYLEAVES

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

SERVICES

There is water connected to the land.

VIEWINGS

Viewings are by appointment only with BCM.

CONTACT

BCM (IOW) LLP, Willow Barn, Long Lane, Newport, Isle of Wight, PO30 2NW

T: 01983 828805 E: iow@bcm.co.uk

DIRECTIONS

From Newport head south-east along the A3020 to Blackwater. At Blackwater turn right continuing on the A3020 signposted to Rookley. After approximately 0.5 miles on the right-hand side the turning into Mayfield will be seen as a short section of gravelled access track.

LOCAL AUTHORITY

Isle of Wight Council, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

W: www.iwight.com T: 01983 821000

IMPORTANT NOTICE

BCM and their clients give notice that:-

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken April 2019 and Particulars prepared April 2019.



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Promap V2
 LANDMARK INFORMATION

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NOT TO SCALE

WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
 Winchester, Hampshire SO21 3NZ, UK
 T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Willow Barn, Long Lane,
 Newport, Isle of Wight PO30 2NW, UK
 T 01983 828 800 E iow@bcm.co.uk