

WHITEFIELD WOOD, RYDE



Mature woodland extending to 84.98 acres (34.38ha) with access from the public highway situated in a semi-rural location. Available as a whole or in four separate lots.

Lot 1—32.20 acres—Guide Price £135,000

Lot 2—13.89 acres—Guide Price £90,000

Lot 3—21.11 acres—Guide Price £110,000

Lot 4—17.78 acres—Guide Price £95,000

The Whole: 84.98 acres—Guide Price £430,000

Whitefield Wood, Ryde

DESCRIPTION

Whitefield Wood is situated on the outskirts of Ryde, Isle of Wight 5 minutes from the Town Centre.

The woodland is made of compartments of timber of different ages and species. The majority of the woodland is a mix of young Cedar and Ash, however there are some blocks of mature Cedar and Ash containing some veteran oak trees.

The majority of the younger plantations have not yet been thinned. The forestry operations to have focused on blocks of around a quarter acre which have been largely clear felled and restocked.

LOTTING

Lot 1—13.03 Hectares (32.20 acres)

Accessed from Beaper Shute across a track (within the freehold of Lot 1) and marked in blue on the sale plan.

Lot 2—5.62 Hectares (13.89 acres)

Accessed from Beaper Shute across a private track and marked in blue on the sale plan.

Lot 3—8.53 Hectares (21.11 acres)

Accessed from Harding Shute across a track (within the freehold of Lot 3) and marked in orange on the sale plan.

Lot 4—7.19 Hectares (17.78 acres)

Accessed from Harding Shute across a private track and marked in orange on the sale plan.

ACCESS

There are two means of access. Lot 1 will own the access from Beaper Shute (hatched blue) on the sale plan and Lot 2 will have a right of access over this into the woodland. Lot 3 will own the access (hatched orange) from Harding Shute and Lot 4 will have a right of access over this into the woodland.

RIGHTS OF WAY

There are no public rights of way crossing the property.

SERVICES

No services connected.

SPORTING AND MINERALS

We are not aware of any rights but the land is sold with any that may exist.

GENERAL REMARKS

Tenure and Possession

The woodland is freehold and the title will be split upon the sale of each property.

Grant Scheme

We do not believe that a grant scheme has not been entered into but there may be the potential for this subject to an application to the Woodland Grant Scheme.

DIRECTIONS

The Isle of Wight is easily accessed by ferry from Portsmouth (Fishbourne), Southampton (Cowes) and Lymington (Yarmouth). Additional passenger only ferry services operate between Portsmouth and Ryde, Southampton and West Cowes.

From Coppins Bridge Roundabout in Newport, head east on High Street. Take the roundabout, take the 2nd exit onto Snooks Hill/A3054. Turn right onto Staplers Road for 0.6 miles, turn right to stay on Staplers Road. Turn left onto Long Lane and at the roundabout, take the 3rd exit onto Downend Road, turn left onto The Downs Road and continue for 2.5 miles and continue onto Ashey Road for 1.0 mile. Merge onto Green Lane, and continue for 0.6 miles. Turn left onto Harding Shute, and after 500ft, turn left onto A3055 1 miles and Whitefield Wood can be found on your left hand side.

VIEWINGS

Strictly by confirmed appointment only with BCM, 01983 828 805.

CONTACT

BCM, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE, tdawson@bcm.co.uk, 01983 828 805

LOCAL AUTHORITY

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

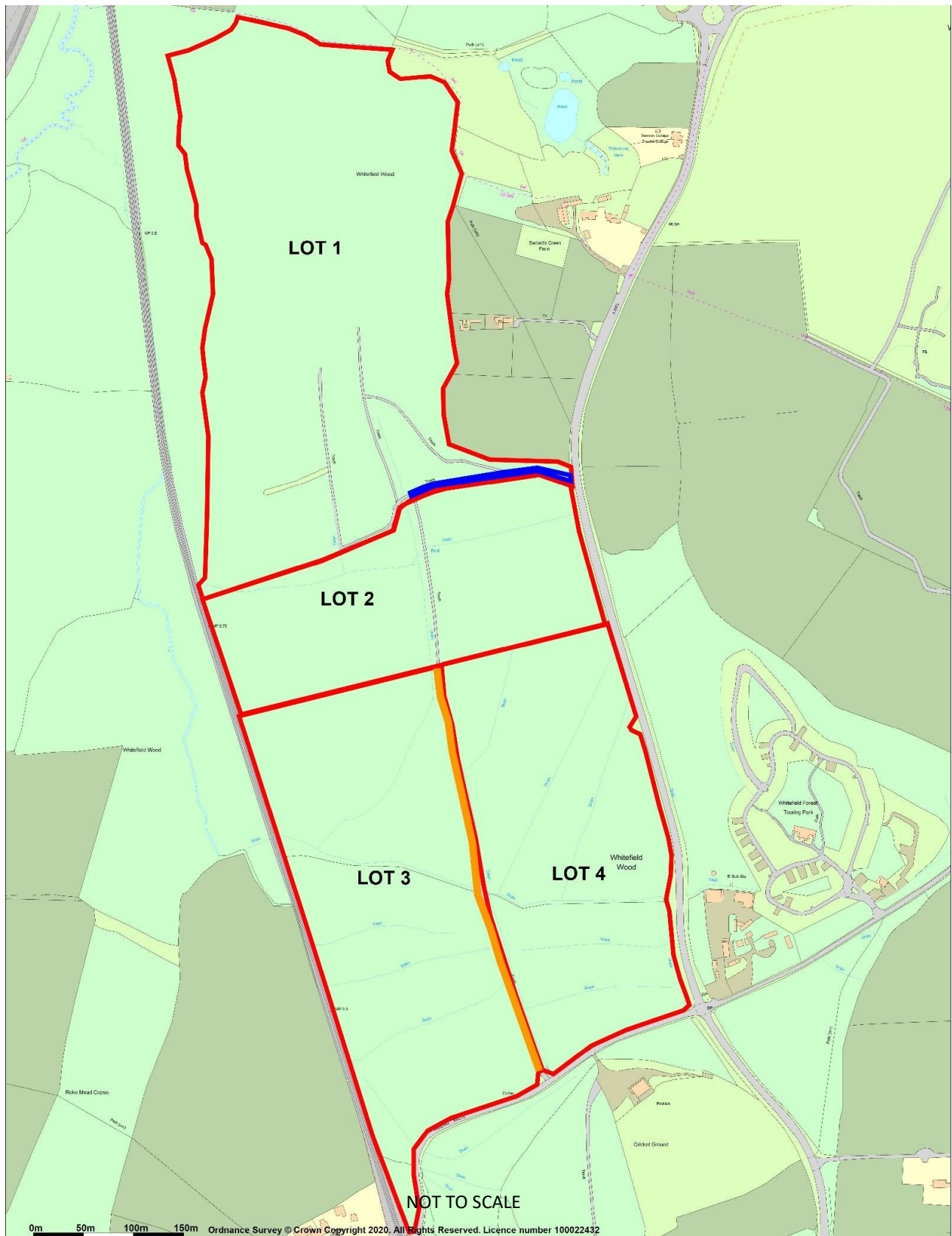
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