

SPENCE WILLARD



Land at Renham Down, Shorwell, Isle of Wight

Approximately 27 acres of principally arable land on the southern slopes of the Downs with spectacular views and adjoining the Worsley Trail

VIEWING
COWES@SPENCEWILLARD.CO.UK 01983 200880
WWW.SPENCEWILLARD.CO.UK

Land at Renham Down

Comprising a single field that extends along the southern slopes of downland just above the village of Shorwell. The land is classified as being Grade 3. Having been in arable production with areas of cover crop, vacant possession is available. The Worsley Trail, a public right of way that extends through the surrounding downland, and along the adjacent track, known as Brumble Lane, runs along the northern boundary of the land.

Rights of Way

The land benefits from an agricultural access along Brumble Lane which in turn is accessed from the top of Shorwell Shute and Cheverton Shute. There are three separate gated access points from Brumble Lane into the field as marked on the plan at points A, B and C.

A permitted pedestrian path extends along the eastern boundary running alongside Shorwell Shute leading from the Worsley Trail down into the picturesque village of Shorwell with its public house and village store.

Tenure

Vacant possession on completion, sporting rights in hand with effect 1st February 2025.

Postcode PO30 3JG

Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



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