

**LAND SALE**

**FOR GUIDANCE  
PURPOSES ONLY**

# **LITTLE GATCOMBE FARM, GATCOMBE, NEPORT, ISLE OF WIGHT, PO30 3EQ**

## **Rare Land Sale Opportunity**

- Guide Price £575,000
- Land opportunity suitable for variety of uses STP
- No water charges
- Popular tourist destination
- Total Site Area 18.33 acres (7.41 hectares)
- Circa 120 sq.m agricultural barn & mobile home



Primmer Olds **B&S**





## DESCRIPTION

18.33 acres of agricultural land & buildings for sale in the highly desirable village of Gatcombe on the Isle of Wight situated in an area of outstanding natural beauty.

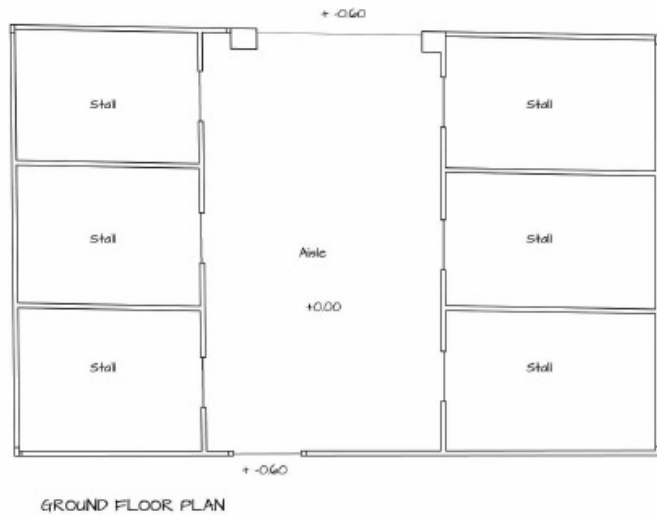
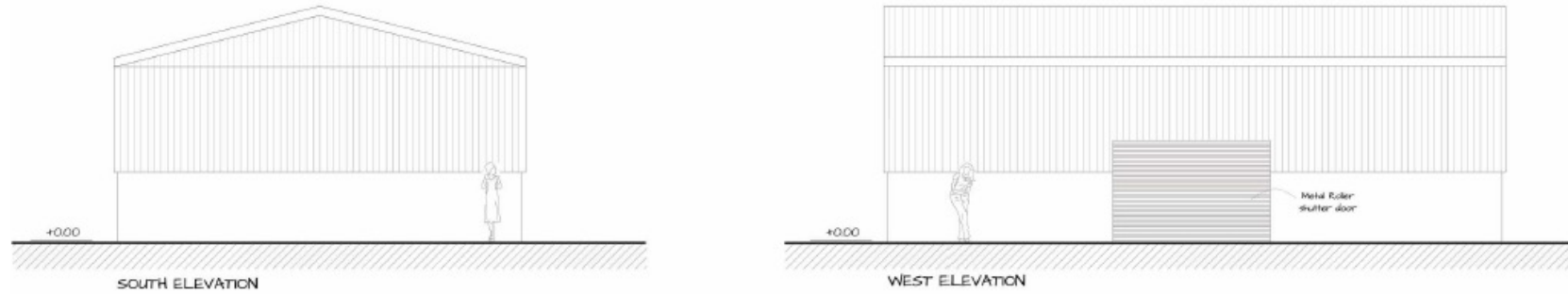
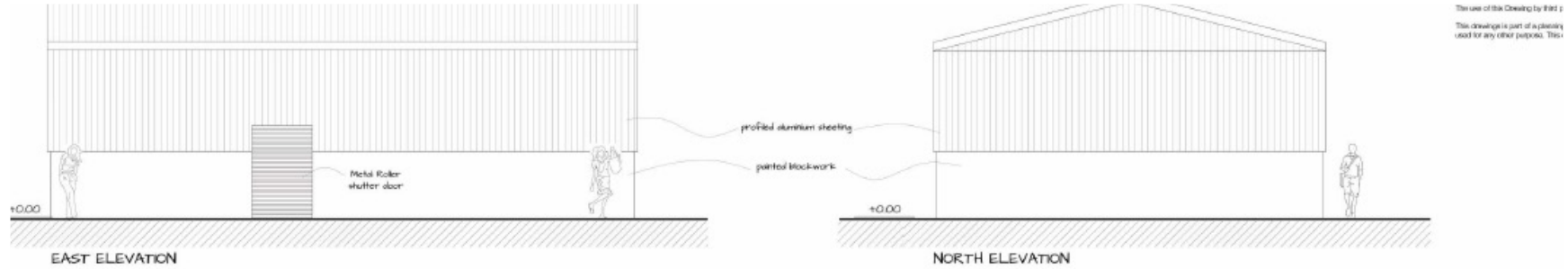
Gatcombe is located approx. 2.5 miles south of Newport in the centre of the island, a picturesque village steeped with history in a delightful rural setting.

The land is accessed via a private gateway that leads to a concreted area with a metal clad barn which was previously used as a tach room and benefits from a roller shutter door, and concrete flooring and measures 122sqm GIA. A mobile home is located on the corner of the site (not inspected). Leading from the concreted area you go through a further set of gates into an area historically used as a sand school which then leads into the main fields. The fields are currently being used as grazing land for sheep and is completely fenced.

Subject to the necessary consents we feel there is the opportunity for alternate uses on the land.



# BARN PLANS



Floor plans attached for your information. These are not to scale and shown for indicative purposes only.



## NOTES

- There is a wayleave agreement on the land with SSE
- Power & Water supplied to the barn
- Water supplied to numerous points across the land
- We understand that due to a historic agreement that the site benefits from no water charges (purchasers to satisfy themselves)
- All boundary fences will be the responsibility of the future owner with the exception of a small stretch of fencing that runs adjacent to the sand school – fencing will need to be maintained to prevent livestock trespass.
- There will be a water easement in place for the neighbouring residential property.
- An overage provision will be put in place to cover future development of the site and will be agreed during the legal transaction.

## PLANNING

Interested parties are advised to make their own enquiries of the local authority for confirmation.

## TENURE

Freehold

## TERMS

Offers invited in the region of £575,000 subject to contract for the freehold interest.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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