



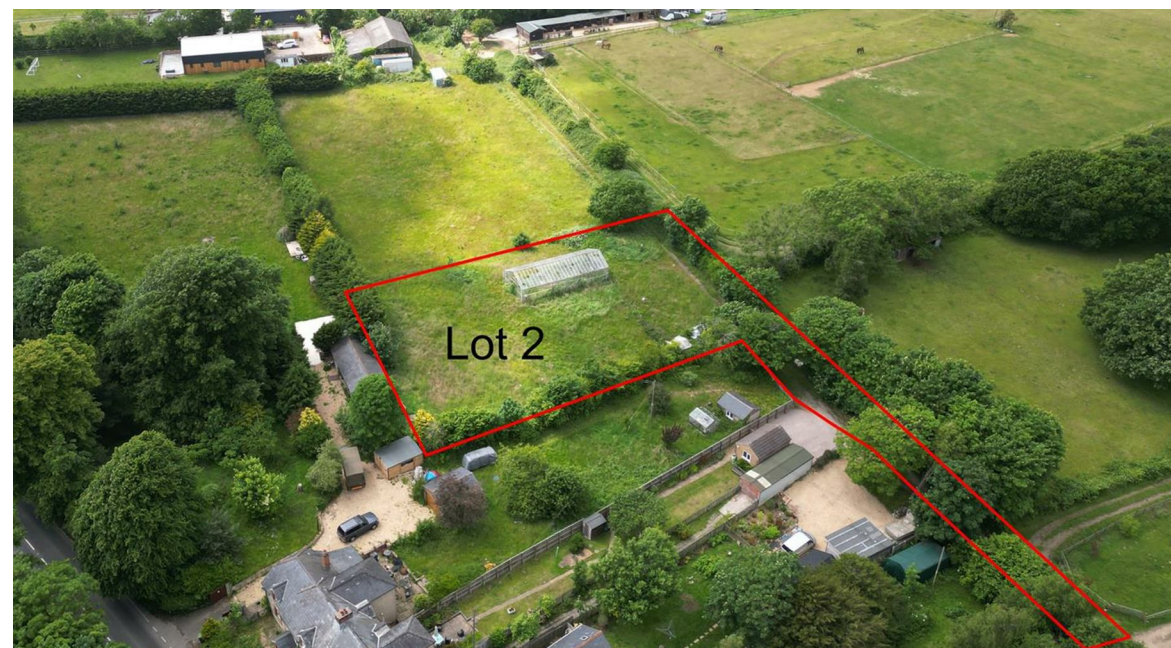
DEVELOPMENT OPPORTUNITY

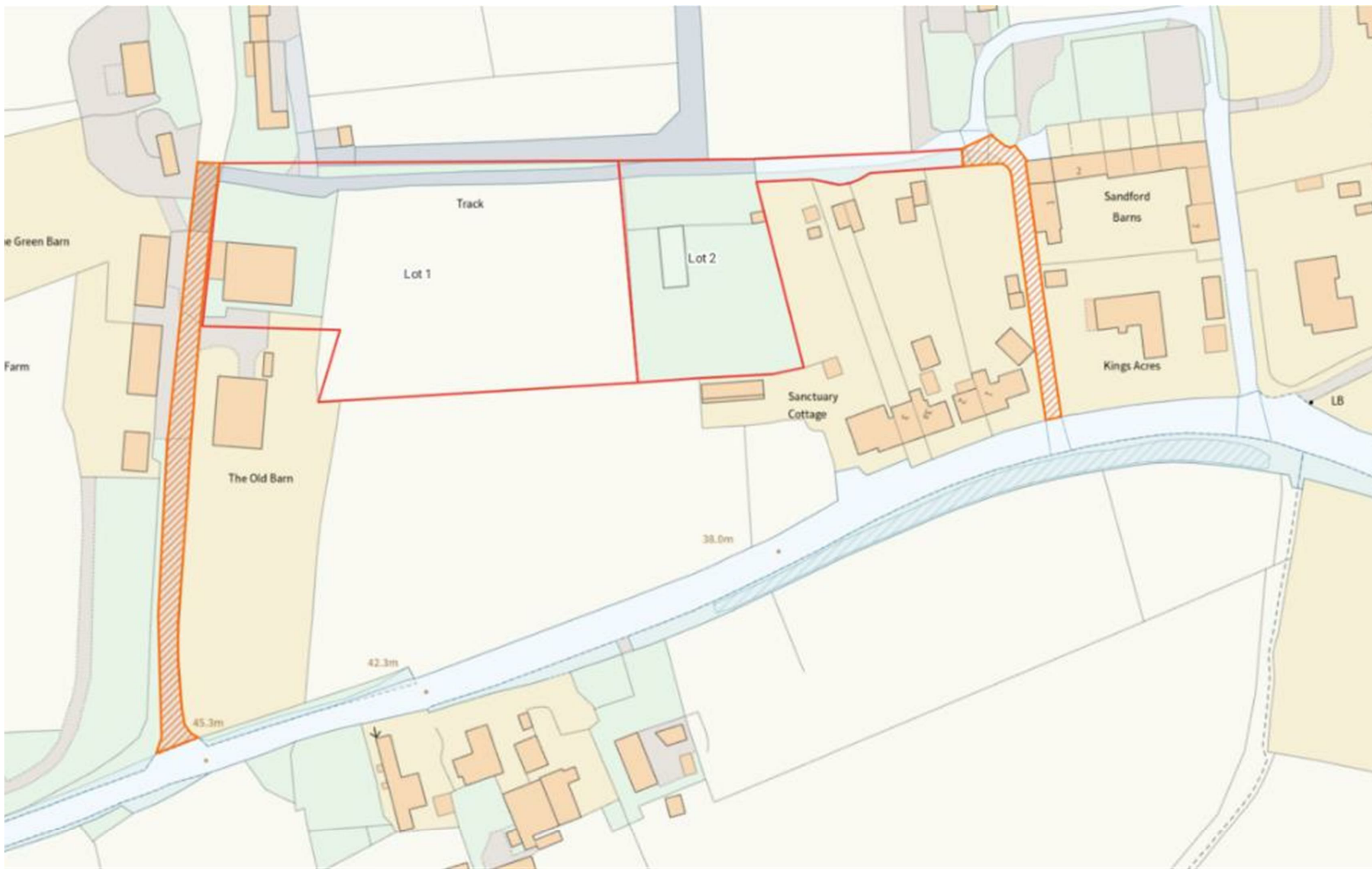
BARN AND LAND, Shanklin Rd, Sandford, Isle of Wight, PO38 3PP

A great opportunity to purchase an attractive rural holding including pastureland and buildings (available as a whole or in two separate lots).

Guide Price (whole)
£299,950

Lot 1: £220,000
Lot 2: £79,950





BARN AND LAND WITH POTENTIAL

A great opportunity to purchase an attractive rural holding including pastureland and buildings (available as a whole or in two separate lots).

The property is situated in a semi-rural location, being only 3 miles from Shanklin and 5 miles from Newport.

The Whole: comprises a large Atcost agricultural barn to the west which covers approximately 285m2 and separate grass paddock to the east. Plus an additional grass paddock to the east with a large greenhouse in the centre covering approximately 100m2. In all, this lot extends to approximately 2.74 acres.

Lot 1: comprises a large Atcost agricultural barn to the west which covers approximately 285m2 and separate grass paddock to the east.
In all, this lot extends to approximately 2.12 acres.

Lot 2 comprises a grass paddock with a large greenhouse in the centre covering approximately 100m2. This lot extends to approximately 0.62 acres.

N.B. Lot 2 will not be sold until Lot 1 has transacted.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) 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.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) 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.
- v) 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 Wilson Hill tested them.

GENERAL REMARKS AND STIPULATIONS

Method of Sale
The property is offered for sale as a whole or in two separate lots. By private treaty.

Services
It is understood that there is a mains electricity and water connections to Lot 2 only.

Tenure
Freehold with vacant possession

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

Post Code
PO38 3PP

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof

Wayleaves, Easements & Rights of Way
The benefit of all existing wayleaves and easements, if any, relating to the land will transfer to the purchaser.

Access
The property is accessed from the public highway with a vehicular right of access over two private lanes. If the two lots are sold separately, Lot 1 would benefit from a vehicular access across a private lane to the south-west of the Property and Lot 2 would benefit from a vehicular access across a private lane to the East of the Property. Both of the accesses are hatched in orange on the sale plan.

Viewings
Strictly by appointment with BCM Wilson Hill only.
t: 01983 828 800
e: iow@bcmwilsonhill.co.uk

Fixtures and Fittings
BCM will supply a list on request identifying clearly which items are included within the sale, which are excluded and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed in these particulars.

what3words
Lot 1 ///assume.fingertip.without
Lot 2 ///pampered.pavement.national

Building Safety and Asbestos
The property may contain some Asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the sole selling agent.

These particulars are as at 2nd March 2026

Isle of Wight - Sales
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