



Baycroft Barns, Rew Lane, Wroxall, Isle Of Wight, PO38 3AU



A characterful residential development site with a three bedroom cottage (in need of refurbishment), with separate planning permission for a substantial residential barn conversion utilising the existing cottage, detached annexe and separate detached dwelling. Situated on the edge of Appuldurcombe Park with extensive countryside outlooks.

- Characterful residential development site
 - Cottage with permission to remodel
- Planning permission for a detached annexe
- Planning permission for a detached dwelling
 - Edge of village location
 - Existing Parking
- Situated on the edge of Appuldurcombe Park
 - Extensive countryside outlooks

Guide Price £349,950



BAYCROFT BARN

Situated in a quiet location along a private track leading from Rew Lane and with views to the historic Appuldurcombe House, the property comprises a three bedroomed cottage and a range of stone barns benefitting from full planning permission for the conversion of redundant farm buildings to extend existing house; proposed annexe and detached dwelling.

The existing dwelling comprises a three-bedroom cottage extending to approximately 80sqm. The accommodation currently includes a spacious kitchen/dining room, separate lounge, three bedrooms and a family bathroom. Constructed of traditional Isle of Wight stone, the cottage retains considerable character and provides a solid basis for improvement. The property would benefit from a programme of refurbishment throughout.

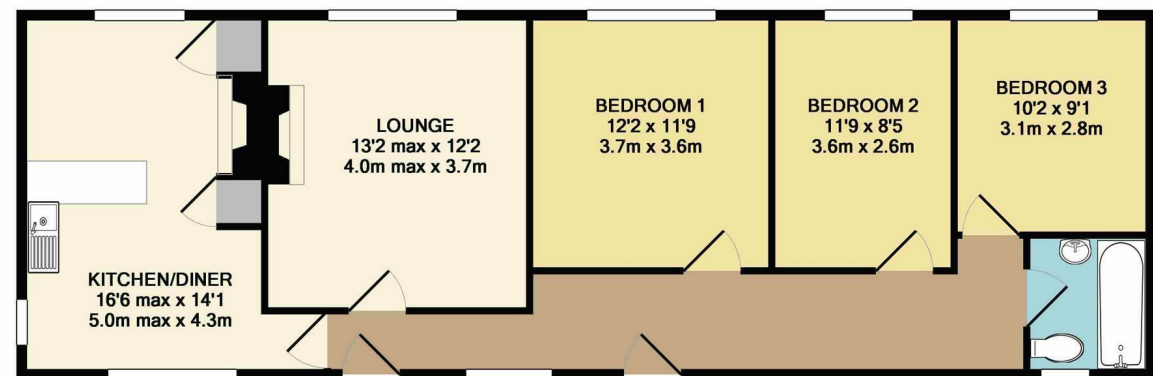
The property benefits from comprehensive planning consent that enhances its development potential. Full planning permission was granted in August 2019 (reference 19/00805/FUL) for the conversion of redundant farm buildings to extend the existing dwelling, together with the creation of a separate annexe and an additional detached dwelling. All planning conditions were subsequently discharged in December 2021 under reference 21/02416/DIS. The approved scheme provides an opportunity to create a substantial residential development whilst retaining the character and appearance of the traditional farmstead buildings.

The property is available as a whole with parking and garden area.

Sale Plan
Not to scale



Existing Cottage
Not to scale



LOCATION

Wroxall has a school, churches, a village shop and public house as well as easy access to fantastic countryside. The property is a short drive to Ventnor which boasts pubs, restaurants, shops and beach; the Island Line train runs from nearby Shanklin which connects with a passenger ferry service to the Mainland.

The Island provides many leisure opportunities, including sailing, golf, cricket, as well as several leisure centres with an impressive footpath network and well-used cycling routes.

ACCESS

The property is accessed along the existing track from Rew Lane, as shown on the site plan. The property being sold would grant the retained property a vehicular right of way over the hatched orange area on the sale plan.

PLANNING

Permission was granted in August 2019 under 19/00805/FUL for the conversion of redundant farm buildings to extend existing house; proposed annexe and detached dwelling. Conditions were discharged in December 2021 under 21/02416/DIS, with formal commencement made December 2022. Details are available from the Sales Agents.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

SERVICES

The property is connected to mains water, mains gas and mains electricity. There is a septic tank serving the existing dwelling. Details are available on request from the Sales Agents.

TENURE

The property is being sold freehold with vacant possession on completion.

NB. There is currently a tenant in situ in the existing cottage, however, notice has been given to vacate.

WAYLEAVES AND EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

RIGHTS OF WAY

There are no public of way over the property.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH 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.

HEALTH AND SAFETY

Given the potential hazards of the site we ask you to be as vigilant as possible when making your inspection for your own personal safety.

FIXTURES AND FITTINGS

All items usually regarded as tenant's fixtures and fittings and equipment are specifically excluded from the sale. BCMWH 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.

EPC

Existing Cottage - D

BROADBAND

Upload 20Mbps

Download 76Mbps

COUNCIL TAX

Council tax is payable on the Cottage and will be payable on the barns once they are converted. The Cottage is council tax band D.

POST CODE

PO38 3AU

What3Words

///originate.hurray.obey

VIEWINGS

Strictly by confirmed appointment with BCMWH only, 01983 828805.

LOCAL AUTHORITY

Isle of Wight Council, tel: 01983 821000, iwight.com

Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 22nd July 2026

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.

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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.

Isle of Wight - Sales

01983 828805

iow@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

