

# SPENCE WILLARD



Land To The East Of Bouldnor Forest, Yarmouth, Isle of Wight

*A stunning block of amenity pastureland extending to approximately 4.25 acres (1.72 hectares) and located just over a mile to the east of Yarmouth with existing buildings in situ.*

VIEWING  
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005  
WWW.SPENCEWILLARD.CO.UK

Available on the market for the first time in decades is this truly beautiful and private parcel of land which adjoins a babbling brook with a range of majestic oak trees. The tranquil block of land is mainly a paddock with an attractive open flay down the middle. There is excellent tree coverage on the boundaries and generally the land benefits from having an excellent wind shelter. The land is generally level, with a slight gradient down to the stream on the southern boundary - aiding natural drainage.

The land has been used as amenity land for decades with for private camping and tending to the land as a smallholding. There are several buildings on the property. Close to the entrance is a small Nissen hut/Quonset hut, which is used for storage. This is a decent footprint although may require some attention to the roof on the southern side. There are two further timber storage buildings with a useful old stable block footprint. Overall, there are four buildings located on the property. There is water, no power and no drainage.

Located to the east of the main access drive into Bouldnor Woods, this area is truly impressive. It is situated in the National Landscape (formally Area of Outstanding Natural Beauty) with nearby access to miles of coastal footpaths and beaches to explore.

Historical Note: - Bouldnor Woods (or Bouldnor Forest) is home to the Bouldnor Battery, a coastal artillery site constructed during the Second World War. Located just east of Yarmouth, the battery served as an active military installation during the conflict and was later used by the Royal Navy. The area is now designated to nature conservation and inspirational walking terrain.

#### TENURE

The land is being sold freehold with a right of way over the first part of the access drive.



SERVICES Mains water.

POSTCODE PO41 OXN

DIRECTIONS From Yarmouth head east along the Newport Road for just over a mile. Pass the Forestry Commission Entrance to Bouldnor Woods and take the next left turn. There is a locked gate the other side of a substantial bridge. The land is found directly to the right beyond the gate.

VIEWINGS Strictly by appointment with the sole selling agents, Spence Willard.

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.