

SPENCE WILLARD



Land At Watchingwell, Calbourne, Isle of Wight

*A stunning block of pasture land extending to approximately 7.66 acres (3.10 hectares)
located
in a truly stunning rural location with a large stable block and hard standing.*

VIEWING

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



The land extends to approximately about 7.66 acres and has well defined boundaries with fencing. Currently separated into three grazing paddocks with timber fencing and hedging along the southern boundary. Situated close to the access drive is a timber stable block with concrete floors, 4 stables, a hay barn, a tack room/workshop and kitchen with w/c. The building requires a new roof covering (photos taken in 2023). There is an excellent hard standing area to the front.

TENURE

The land is being sold freehold and includes sporting rights.

SERVICES

Mains water and power are connected to the land.

POSTCODE

PO30 4HZ

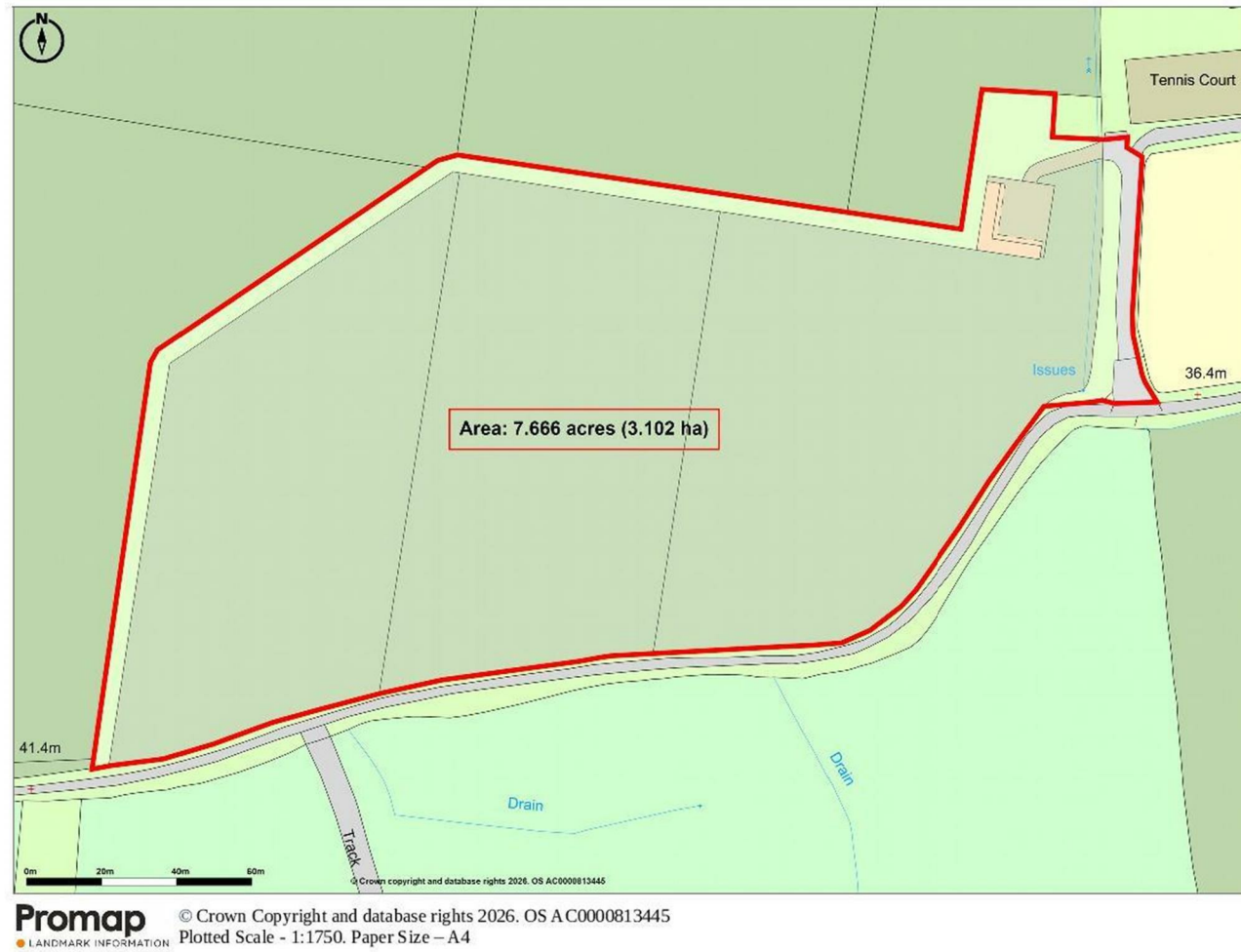
DIRECTIONS

From Newport head West along the Calbourne Road (Middle Road) for about 2miles, pass Betty Haunt Lane on the righthand side and about 1 mile to the West take the right hand turn (by the post box) and directly to the east of the main Swainston Manor turning. Drive along this drive and take the right turn as the road forks, follow this for another 300m and then take the right. Just before the entrance to Watchingwell Manor there is a five bar gate leading to access to the land on your left hand side.

VIEWINGS

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





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Important Notice

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