



Land Lying South of, Southford Lane, Whitwell, Isle of Wight

A well-proportioned block of pasture land with equestrian buildings on the outskirts of the popular village of Whitwell, extending to 4.64 acres (1.88ha).

- Approximately 4.64 acres (1.88 hectares) of pasture land
  - Equestrian building with two loose boxes
- Located on the outskirts of the sought-after village of Whitwell
- Excellent access to bridleways and countryside walks
- Peaceful semi-rural setting with good access to Ventnor and the south coast
  - Good vehicular access

**Guide Price - £110,000**



## The Property

The land comprises gently sloping pasture extending to approximately 4.64 acres (1.88 hectares) and is divided into a number of manageable paddocks.

An equestrian building is situated within the land and provides two loose boxes and a tack room, offering practical facilities for equestrian use.

The land is classified as Grade 3 agricultural land. The soil type is Luvisol (LV), characterised by a clay-enriched subsoil with a high base status and high-activity clay, making it suitable for grazing purposes.

The boundaries of the land and internal paddock divisions are defined by stock wire fencing.

## Situation

Whitwell is a highly sought-after village located to the south of the Isle of Wight. The land enjoys a semi-rural setting and superbly positioned for scenic coastal and countryside walks and rides through the Isle of Wight National Landscape (formerly the Area of Outstanding Natural Beauty), with an extensive network of bridleways and footpaths readily accessible nearby while remaining convenient for local amenities, schools and transport links across the Island.



## GENERAL REMARKS

### Method of Sale

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

### Services

It is understood that there is a mains water connection to the property.

### Tenure

Freehold with vacant possession

### Local Authority

Isle of Wight Council

### EPC

N/A

### Council Tax/Business Rates

N/A

### Asbestos

The property may contain some Asbestos materials of which the location and type of asbestos are available upon request from the sole selling agent.

### 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

### 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, Southford Lane, with a vehicular right of access over a lane to a five-bar gate at the entrance to the land.

### Viewings

Strictly by appointment with BCM Wilson Hill only.

t: 01983 828 800

e: [iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

### Fixtures and Fittings

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.

### what3words

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These photos are as at March 2026



## Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: [dward@bcmwilsonhill.co.uk](mailto:dward@bcmwilsonhill.co.uk)

NB: These particulars are as at 1st May 2026

## IMPORTANT NOTICE

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

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- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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**Isle of Wight - Sales**

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