



LAND AT STAPLEHURST GRANGE

Staplers Road, Newport, Isle of Wight, PO30 2LU



The land at Staplehurst Grange is approximately 23.01 acres (9.31ha) of pastureland, with delightful countryside views. The land is currently split into three parcels; two grazing paddocks extending to 21.64 acres (inclusive of 1.26 acres of woodland), and a third paddock, 1.37 acres, made up of hard standing and pastureland at the entrance to the land.

- 23.01 acres of prime pastureland with sweeping countryside views.
- Three versatile parcels – perfect for grazing, equestrian or amenity use (STPP).
- 1.37-acre paddock with hard standing – ideal for access, storage or stabling.
- Superb rural setting on Staplers Road, minutes from Newport town.
- 21.64 acres of grazing paddocks, including 1.26 acres of established woodland.

Guide Price - £225,000





General Remarks

Method of Sale

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

Access

Access to the Property is via a private track, which adjoins the public highway, known as Blacklands Road. The track is coloured brown on the site plan. An all purpose right of way will be granted over this track from the public highway, to both entrances to the land for sale.

Services

This land is connected to mains water.

Tenure And Possession

Freehold with vacant possession on completion.

Boundary Fencing

The vendors will erect a post and wire fence along the boundary marked A to B, within 4 weeks from completion, and a topographical survey will be completed.

Overage

The property will be subject to overage provisions at a 35% uplift on sales of natural capital off set units for 30 years.

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.

Local Authority

Isle of Wight Council

Postcode

PO30 2LU

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Public Rights of Way

There are no public or private rights 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 BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM Wilson Hill will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could be available by separate negotiation. This list is the sole arbiter of this regardless of whether

items are referred to or photographed within these particulars.

Viewings

By appointment with BCM Wilson Hill only.

Health and Safety

Given the potential hazards of agricultural land, we would ask you wear appropriate footwear, and to be as vigilant as possible for your own personal safety when making your inspection.

Broadband

25 Mbps

Council Tax + EPC

N/A

Selling Agent

BCM Wilson Hill, Isle of Wight office,
Red Barn, Cheeks Farm,
Merstone Lane,
Merstone,
Isle of Wight,
PO30 3DE
t: 01983 828805,
e: dward@bcmwilsonhill.co.uk

NB. These particulars are as at August. These photographs were taken in August 2025.

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.

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 28th August 2025

Isle of Wight

01983 828805

iow@bcmwilsonhill.co.uk

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

bcmwilsonhill.co.uk

