



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

Restrictive Covenants

The land is subject to restrictive covenants limiting its use to agriculture, horticulture, forestry or non-commercial equestrian purposes. In addition, no buildings may be erected on the land without the prior written consent of the original transferor, although consent for stabling or loose box accommodation of up to 300 cubic metres is not to be unreasonably withheld. Prospective purchasers should make their own enquiries regarding the extent and enforceability of these covenants.

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

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.

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These photos are as at March 2026



IMPORTANT NOTICE

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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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- 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

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NB: