



Land at Lavenders Farm, Bagwich Lane, Godshell, Isle of Wight, PO38 3JY





Not to scale

This parcel of Isle of Wight countryside measures approximately 0.88 hectares (2.17 acres) and is situated in an attractive rural location a short drive from Godshill.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale as a whole by auction on May 7th 2026.

Tenure

Freehold with vacant possession

Council Tax

N/A

EPC

N/A

Flooding

A section of the land is in Flood Zone 3 due to its proximity to the River Yar.

Local Authority

Isle of Wight Council

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 via public footpath IW|GL|18.

Viewings

Applicants may view directly on site during daylight hours.

t: 01983 828 805

e: iow@bcmwilsonhill.co.uk

what3words

///coverings.jigging.isolated

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.

NB: These particulars are as at 20th April 2026 and photo summer 2025.

Isle of Wight - Sales

01983 828805

iow@bcmwilsonhill.co.uk

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

bcmwilsonhill.co.uk

