



Land at Chillerton, Main Road, Chillerton, Isle of Wight, PO30 4HA

An opportunity to purchase a block of permanent pastureland extending to approximately 10.70 acres (4.33 hectares), benefitting from livestock water and a convenient rural location.

- Permanent pastureland
- Extending to approximately 10.70 acres (4.33 hectares)
 - Livestock water connection
- Accessible location within the Isle of Wight countryside
 - Vehicular access from Main Road

Guide Price £100,000



The property comprises approximately 10.70 acres (4.33 hectares) of gently sloping permanent pastureland situated at Chillerton Farm, Chillerton, Isle of Wight. Historically farmed as arable land, the field is now laid to grass and offers an attractive opportunity for agricultural, equestrian, grazing or amenity purchasers. The land benefits from a livestock water supply and enjoys a convenient position within the Isle of Wight countryside.



METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

SERVICES

The land benefits from a livestock water connection via a field trough. Purchasers should satisfy themselves as to the condition and capacity of any services.

WAYLEAVES, EASEMENTS AND COVENANTS

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.

RIGHTS OF WAY

There are no public or private rights of way over the property.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights are included in the sale insofar as they are owned.

NATURAL CAPITAL OVERAGE

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

ACCESS

Vehicular access to the property is via the neighbouring farm complex and retained property and is hatched orange on the sale plan.

TENURE

Freehold with vacant possession available upon completion.

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.

HEALTH AND SAFETY

Given the nature of the property, viewers should take particular care during inspections and be mindful of uneven ground and agricultural hazards.

EPC AND COUNCIL TAX

Not applicable.

LOCAL AUTHORITY

Isle of Wight Council.

What3Words

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Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

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NB: These particulars are as at 17th July 2026

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.

Isle of Wight - Sales

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