

SPENCE WILLARD



Wyndham Farm Land, Ningwood, Isle of Wight

A strategically important parcel of level permanent pasture occupying a prominent corner position between Yarmouth Road and Station Road, Ningwood, West Wight. Approximately 7.88 Acres (3.19 Hectares)

VIEWING
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005
WWW.SPENCEWILLARD.CO.UK

Situation

The land occupies a particularly prominent and strategically important position on the edge of the popular village of Ningwood, situated approximately equidistant between the county town of Newport and the port town of Yarmouth.

The property enjoys a highly visible corner position between Yarmouth Road and Station Road, directly opposite Ningwood Primary School and the Horse & Groom Public House. The combination of its position, accessibility and proximity to existing village facilities makes this an unusual and significant parcel of land.

The surrounding area is predominantly rural in character, with the wider West Wight countryside providing a beautiful setting. The renowned Newtown National Nature Reserve and Newtown Harbour are also located nearby, providing access to an exceptional coastal, countryside environment and access into the Western Solent.

Description

The property comprises approximately 7.88 acres (3.19 hectares) of level permanent pasture, extending to a rectangular parcel.

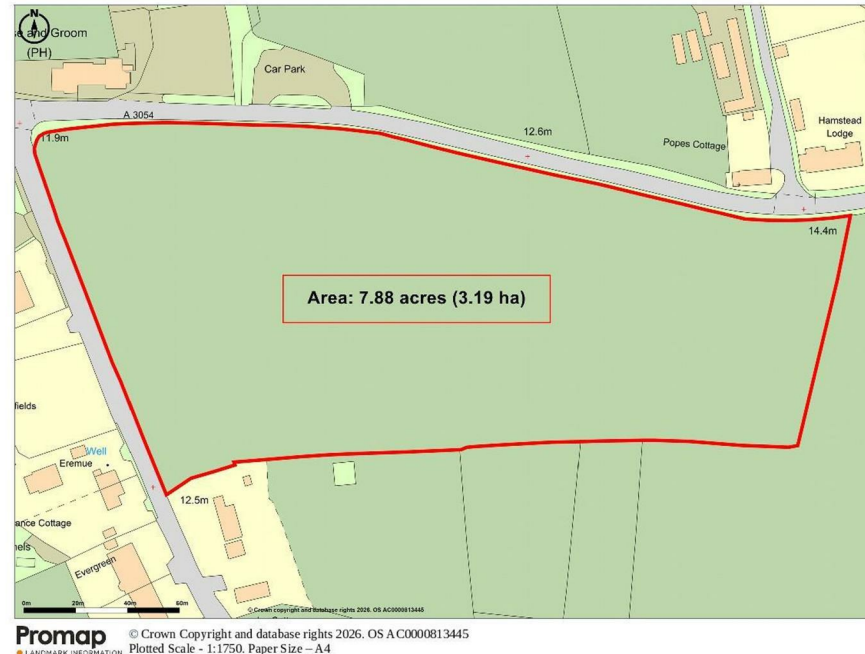
The land is currently laid to grass and provides useful grazing and amenity land. It is well defined by existing boundaries, with fencing enclosing much of the land and a combination of fencing and mature hedging forming the western, northern and eastern boundaries.

The land benefits from its own direct access from Station Road, providing a practical point of vehicular access. There is an existing water supply to the land, with electricity understood to be available in the vicinity.

The reasonably-level land with road frontage and established boundaries make the property particularly attractive.

Location & Setting

Ningwood is a rural village situated in West Wight, approximately equidistant between Newport and Yarmouth. The village benefits from a number of local amenities, including the primary school and public house, with the surrounding countryside offering an attractive rural setting. There is a village shop, further public house and church in the neighbouring village of Shalfleet.



Tenure

The property is offered for sale freehold with vacant possession upon completion, subject to any existing rights, covenants, easements or other matters contained within the legal title.

Overage Provision

The sale will be subject to a 30-year overage provision, providing for 25% of any uplift in value arising from qualifying future development or change of use.

Full details of the overage provisions, including the trigger events and calculation of any payment due, will be contained within the legal documentation and prospective purchasers are advised to satisfy themselves as to the precise terms prior to submitting an offer.

Planning

The land is being offered in its existing use as permanent pasture. Given the property's prominent position, road frontage, regular shape, proximity to existing development and location within the village locality, the land may be of interest to purchasers considering its longer-term potential. No representation is made that planning permission or any particular form of development would be forthcoming, and interested parties should make their own enquiries with the Isle of Wight Council Planning Authority.

Viewing

The land may be viewed from the adjoining public roads. Prospective purchasers wishing to enter the land should contact the selling agent prior to viewing.

Interested parties are advised to make their own enquiries regarding planning, services, access, drainage, boundaries, rights and restrictions affecting the property.

Postcode PO30 4NJ

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.