



Newbarn Farm, Long Lane, Newport, Isle of Wight, PO30 2NW



An easily accessible block of agricultural land with considerable potential complimented by a derelict Cold War nuclear bunker. Available as a whole.

- Prime Location
- Flexible Use
- Income from Telecom Mast Lease
 - Planning Potential (STPP)
 - Cold War Nuclear Bunker

Situated on the outskirts of Newport, Isle of Wight, the property comprises 18.63 acres (7.53 hectares) of arable land with direct vehicular access via Long Lane, ensuring good connectivity to Newport and surrounding areas. Newport town centre is approximately 2 miles away providing a comprehensive range of shops, eateries and local schools.

The towns of East Cowes and Wootton offer additional amenities and access to ferry ports for mainland connections.

The land benefits from a right of access over the main farm track (hatched blue on the sale plan). It includes a currently inaccessible and derelict Cold War nuclear bunker, offering potential for repurposing (STPP). The land also benefits from a lease agreement supporting a private telecom mast providing a rental stream of £4,000 per annum.





METHOD OF SALE
The property is offered for sale by private treaty, as a whole.

RIGHTS OF WAY
There are no public rights of way over the land. A neighbouring property has a right of access along the track hatched blue on the sale plan. The sale land will have a right of access over the track hatched blue.

SERVICES
We understand that the land does not benefit from any services, however there are mains services nearby,

TENURE AND POSSESSION
Freehold subject to a lease for the telecom mast, see below for lease details.

HOLDOVER
A holdover extending to the 15th October 2026 will be applied for any unharvested crop.

OVERAGE
(i)An overage provision is to be applied by the current vendors at a rate of 35% of the uplift in value above purchase value over a 30-year term triggered by a change of use planning permission, full planning approval, or permitted development. This development overage will not apply to development for agricultural use on the entire property and any development within the yellow hatched area. The overage does apply to residential, commercial and leisure use as well as natural capital credit sales on the remainder of the sale of the property.

(ii)A Gravel Royalty Overage provision is to be applied by the current vendors at a rate of 50% over a 50-year term triggered by gravel/mineral extraction following full planning permission or permitted development. For example, for every 1 tonne of gravel/minerals extracted, the vendor would be due 50% of the market value confirmed by the Royal Institute of Chartered Surveyors (RICS).

SPORTS, MINERAL AND TIMBER RIGHTS
The sporting mineral and timber rights are in hand and are included in the sale in so far as they are owned.

BOUNDARY FENCE
The vendor will erect a suitable stock proof fence between the points A-B and C-D,

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.

if required by the purchaser, within four months of completion of the sale.

BROADBAND AND PHONE COVERAGE
Download speeds of up to 40Mbps
Upload speeds of up to 7Mbps
4G Network Available

EPC
N/A

LEASES
There is a lease for a private telecom mast. The lease currently pays an annual rent of £4,000 and runs until 15th September 2041. For further details of the lease please contact the selling agent.

WAYLEAVES AND EASEMENTS
The property is 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 an any other rights and obligations, easements and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas and any other pipes whether referred to in these particulars or not.

DIRECTIONS
From Coppins Bridge head North towards High Street and exit the roundabout onto Snook Hill, turn right at the traffic lights on to Staplers Road, continue East then at the roundabout take the 2nd exit on to Long Lane. Continue for 0.3 miles and the access is on the right.

WHAT THREE WORDS
///vans.nozzles.startles

PLANNING AND DESIGNATIONS
It is noted that neighbouring land has been subject to residential planning applications. The land lies within a Mineral Safeguarding Area and is not in any flood zones. The land is outside the Isle of Wight National Landscapes.

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 of requests, 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 within these particulars.

HEALTH AND SAFETY
Given the potential hazards of a farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings. Please note the nuclear bunker is not accessible for viewings.

VIEWINGS
Strictly by appointment with BCM Wilson Hill Only
Daniel Ward
t: 01983 828808
e: dward@bcmwilsonhill.co.uk

NB These particulars and photographs are as at April 2026.

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