



Land off Luccombe Road, Luccombe, PO37 6RS



A great opportunity to purchase a block of pastureland and woodland in a coastal location, with views towards the English Channel, available as a whole or in separate lots in all extending to 6.46 acres (2.62ha).

- Attractive block of grassland and woodland
  - Private gated direct road access
- Enjoying far reaching views of the English Channel
  - Includes a natural pond

**Guide Prices**  
**Whole - £120,000**  
**Lot 1 - £80,000**  
**Lot 2 - £40,000**



Not to scale



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

## The Property

The property comprises a mix of grassland and woodland, including a natural pond, in all extending to 6.46 acres (2.62ha).

Lot 1 - A mix of grassland and woodland with direct road access. Extending to 4.43 acres.

Lot 2 - A mix of grassland and woodland with direct road access. Extending to 2.03 acres.

## General Remarks

### Method of Sale

The property is offered for sale as a whole or in two lots, by private treaty.

### Services

There are no services connected to the property.

### Wayleaves and Easements

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.

### Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 1st July 2026

## 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.

### Access

The land benefits from its own access, set back from the public highway at Luccombe, via 5-bar metal gates to the south and north/east of the property.

Lot 1 - Vehicular access via a 5-bar metal gate to the north-east of the property.

Lot 2 - Vehicular access via a 5-bar metal gate to the south of the property.

### Tenure

Freehold with vacant possession.

### 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.

## Health and Safety

Given the potential hazards of the property, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around uneven ground and woodland.

## EPC and Council Tax

N/A

## What3Words

///starter.spud.standards

## Postcode

PO37 6RA

## Local Authority

Isle of Wight Council

## Viewings

By appointment with BCM Wilson Hill only.

t: 01983 828 800

e: iow@bcmwilsonhill.co.uk

### 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

01983 828805

iow@bcmwilsonhill.co.uk

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

bcmwilsonhill.co.uk

