



LAMMAS WOODLAND

Egypt Hill, Gurnard, Cowes, Isle of Wight PO31 8BT



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Mature woodland situated in a sought after coastal location.

Guide Price: £25,000

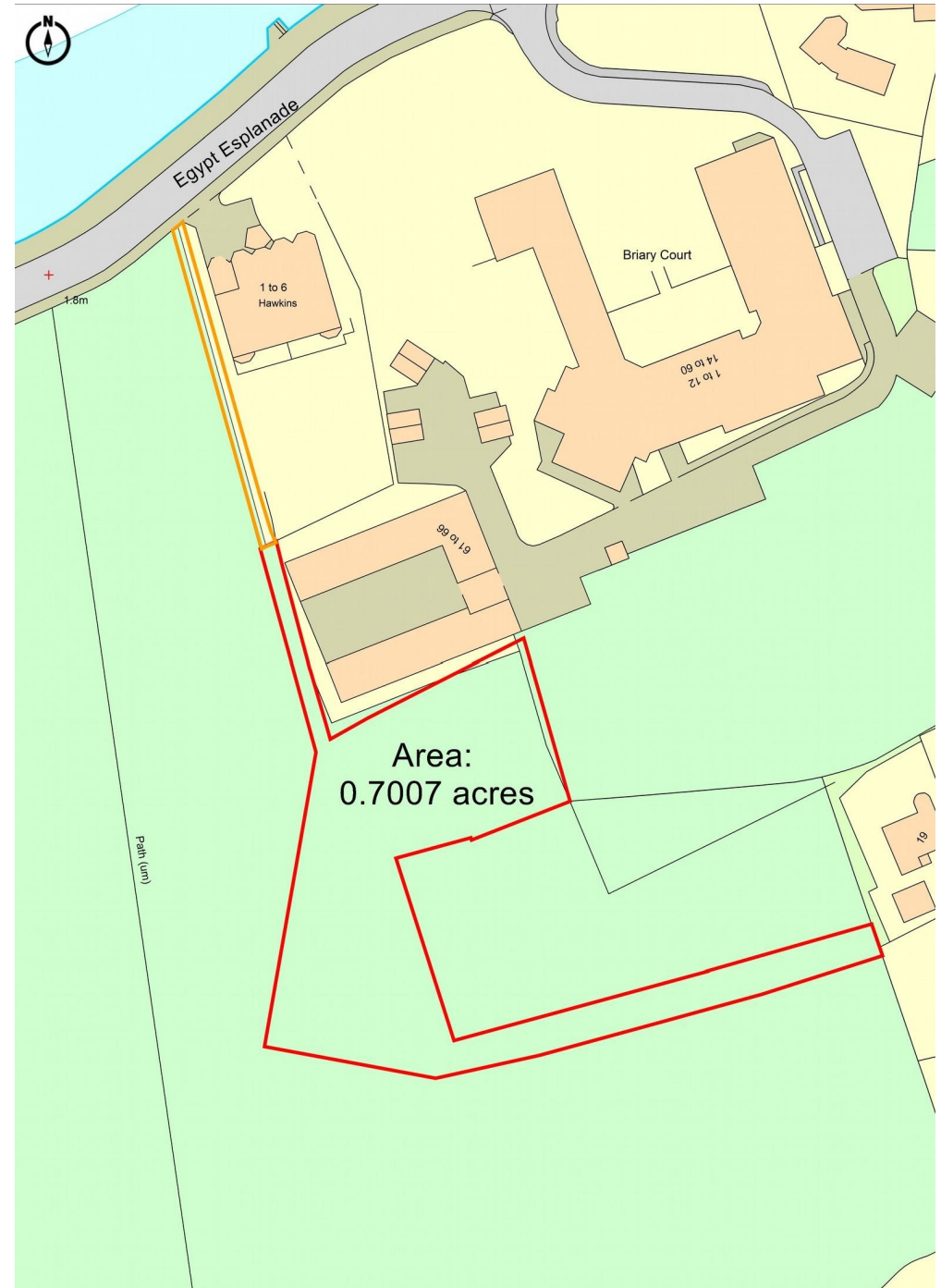
A private and attractive parcel of mature conservation woodland situated in the sought-after location of Egypt Esplanade. The woodland extends to 0.70 acres (0.28ha) and benefits from being the last of the parcels available at Lammas Woodland, all of which have been sold individually, off-market over the last 10 years.

SITUATION

The woodland is situated to the south of Egypt Esplanade, Gurnard. The woodland slopes gently to the north and offers a private location with high nature conservation value. The woodland is a short walk from Egypt Esplanade with mainland ferry connections with West Cowes (2 miles), East Cowes (6 miles), Fishbourne (8 miles) and Ryde (14 miles). The country town of Newport is 6 miles away.

In all approximately 0.70 acres (0.28 hectares)

For sale by private treaty



GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole.

Services

No services connected to the woodland.

Local Authority

Isle of Wight Council, tel: 01983 821 000, iwight.com

Tenure

The property is being sold freehold.

Post Code

P031 8BT

Wayleaves, easements and rights of way

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

There is a public footpath that runs through the adjoining woodland from north-south. The public footpath is designated as number 4 on the Isle of Wight Public Right of Way Map.

Five properties in Lammas Close (to the south-east of the woodland) have a restricted pedestrian access over a strip of woodland to access Egypt Esplanade.

Restrictive Covenant

The sale of the woodland will be subject to a restrictive covenant, restricting the use of the land to woodland or agricultural purposes only.

Access

The woodland benefits from a right of pedestrian and non-motorised vehicles access across third party land (outlined in orange on the sale plan). The woodland is only accessible by foot or non-motorised vehicles.

Planning/Designations

The woodland is subject to a Woodland TPO across the whole site and is designated as a Site of Importance for Nature Conservation.

///clubs/defend/pinging



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM 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.

Viewings

Strictly by appointment with BCM only.

Fixtures and fittings

BCM 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.

NB These particulars are as at April 2021. Please check with BCM to make sure they are the most up to date version. Photographs taken March 2021.



IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 or their clients. Neither BCM 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 tested them.



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