

# LAND FOR SALE

## AVAILABLE AS A WHOLE OR IN 3 LOTS

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Land at Little East Standen Farm, Burnt House Lane

Newport, Isle of Wight, PO30 2NS

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The Whole: 93.89 Acres (37.99 Hectares) - £700,000

Lot 1 - 44.57 ac (18.03 ha) £350,000 | Lot 2 - 18.85 ac (7.63 ha) Under Offer

Lot 3 - 30.46 ac (12.33 ha) Under Offer

# Land at Little East Standen Farm, Burnt House Lane

## DESCRIPTION

Gently sloping towards the south and bordered by mature hedges and woodland this attractive block of grassland includes several parcels of woodland (one surrounding an old lime kiln) and benefitting from minor water courses. Ideal for agricultural, equestrian or leisure uses (subject to the relevant consents). The land is available as a whole or in three lots.

The land extends to approximately 102.85 acres (41.62 hectares) of which 67.85 acres is cropped to permanent pasture and 35 acres of ley grass. The land to the north is slightly acid loamy and clayey soils and the land to the south shallow lime-rich soils over chalk.

## LOCATION

The land is located at Newport and is bordered by Burnt House Lane, Long Lane and Downend Road.

## LOTING

Lot	Hectares	Acres	Guide price
1 (pink)	18.03	44.57	£350,000
2 (yellow)	7.63	18.85	£ under offer
3 (green)	12.33	30.46	£ under offer
<b>WHOLE</b>	<b>37.99</b>	<b>98.89</b>	<b>£700,000</b>

## ACCESS

Lot 1—via field gates directly from Burnt House Lane and Long Lane.

Lot 2— via Burnt House Lane. Field Gates would need to be reinstated for vehicular access.

Lot 3—from Burnt House Lane via a right of access for all purposes over farm track owned by third party marked C-D on the plan.

## BOUNDARY FENCE

The vendor will erect a boundary fence on the eastern side of Lot 2, as marked E-F on the sale plan.

## RIGHTS OF WAY

There are no private rights of way crossing the property. There is a public footpath (25a) to the north of Lot 1. There is a public footpath (25) along the western boundary of Lot 1.

## BASIC PAYMENT SCHEME

Basic Payment Entitlements commensurate with the area eligible for BPS, for each lot are included in the sale.

## SPORTING + MINERAL:

Sporting and mineral rights are included.

## SERVICES:

There is a mains water connection within each lot.

## POSTCODE:

PO30 2NS

## DESIGNATIONS

The whole of the property is within an Area of Outstanding Natural Beauty and a Nitrate Vulnerable Zone.

## TENURE & POSSESSION

Vacant possession on completion.

## RIGHTS, EASEMENTS & RESERVATIONS

The property is sold with the benefit of and subject to all Rights of Way and other easements and rights of a similar nature which exist whether mentioned in these particulars or not.

## COVENANT

The land will be subject to a covenant in relation to the vendor wishing to protect the boundary hedge on the eastern boundary of Lot 1, marked A-B on the sale plan.

## VIEWING

Viewings are by appointment only with BCM.

## CONTACT DETAILS:

BCM (IOW) LLP, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE.

T: 01983 828805 | W: [www.bcm.co.uk](http://www.bcm.co.uk) | E: [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## LOCAL AUTHORITY

Isle of Wight Council, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

W: [www.iwight.com](http://www.iwight.com) T: 01983 821000

## IMPORTANT NOTICE

BCM and their clients give notice that:-

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or

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NOT TO SCALE