



LAND AND BUILDINGS - REW LANE, WROXALL, ISLE OF WIGHT,
PO38 3AX

GUIDE PRICE - £95,000



LAND AND BUILDINGS

Rew Lane, Wroxall, Isle of Wight, PO38 3AX

An attractive parcel of grazing land, with a substantial equestrian building, and a smaller parcel of scrubland, in all extending to 1.33 acres (0.52ha).

The pastureland is westerly facing and rises to the east. The main parcel of land is split into four smaller paddocks with the majority being enclosed by post and rail fencing.

The land benefits from a substantial equestrian building comprising a stable block with four loose boxes and four tack rooms.

To the north west of the site there is a separate small parcel of scrubland included in the sale.

The larger parcel has previously been used for grazing and benefits from a spring water supply.

SITUATION

The land is situated in Rew Lane, in a semi-rural location with easy access to both Wroxall and Ventnor.

For sale by private treaty.



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LANDMARK INFORMATION

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Plotted Scale - 1:1750. Paper Size - A4

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole.

Services

The site benefits from a spring water connection.

Local Authority

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

Tenure

The property is being sold freehold.

Post Code

PO38 3AX

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 running through the north of the property running west to east.

Access

The property benefits from a vehicular access from the public highway, Rew Lane. This is hatched orange on the sale plan.

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.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.

NB These particulars are as at March 2022. Please check with BCM to make sure they are the most up to date version. Photographs taken October 2021.



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