



BARN WITH CONSENT FOR CONVERSION TO A DWELLING

UPPER WINSTONE BARN, ST. JOHNS ROAD, WROXALL, ISLE OF WIGHT, PO38 3AA

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Upper Winstone Barns, St. Johns Road, Wroxall, Isle of Wight, PO38 3AA **Guide Price: £250,000**

A great opportunity to purchase a barn with consent for conversion to a 2 bedroom dwelling, situated in a private, semi-rural location on the outskirts of Wroxall, enjoying wonderful views across the Island.

Planning for the barn was granted in June 2022, under reference 22/00626/3QPA for conversion into an architecturally designed 2 bedroom home. The proposed dwelling will consist of 2 double bedrooms, one with en suite, family bathroom, open plan kitchen, dining and living room, utility, boot room and porch set out over a single storey.

The generous plot extends to 0.22 acres (0.08ha), providing ample space for parking and garden areas.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

We are informed that there are no services currently connected but that there are rights to connect across the vendor's property (purchasers must undertake their own investigations to confirm).

Local Authority

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

Post Code

PO38 3AA

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.

Covenants

The sale is subject to a covenant restricting the height of the development. This is to protect the vendor's retained property. Details are available from the agent.

Wayleaves, Easements & Rights of Way

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

Access

The property is accessed from the public highway, St Johns Road, and will comprise a vehicular right of access over the vendor's retained land, hatched orange on the sale plan.

Fencing

The buyer will be required to erect and maintain a stock-proof fence along the north and eastern boundary, marked A and B on the plan.

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.

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Covid-19

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

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 of representations of facts
- 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 regard 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 - not have BCM tested them.

Particulars prepared July 2022.





Proposed Floor Plan



Proposed Floor Plan 1:100

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