



## LAND AND BUILDINGS WITH POTENTIAL FOR DEVELOPMENT

Shanklin Road, Sandford, Isle of Wight, PO38 3PP





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Shanklin Road, Sandford, Isle of Wight

**Guide Price (whole): £350,000**

A great opportunity to purchase an attractive rural holding including pastureland and buildings (available as a whole).

The property is situated in a semi-rural location, being only 3 miles from Shanklin and 5 miles from Newport.

The site comprises a large Atcost agricultural barn to the west which covers approximately 285m<sup>2</sup> and separate grass paddock to the east.

Additionally there is a grass paddock with a large greenhouse in the centre covering approximately 100m<sup>2</sup>.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

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

### Services

It is understood that there is a mains electricity and water connections on site.

### Tenure

Freehold with vacant possession

### Local Authority

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

### Post Code

PO38 3PP

### 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

## 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 with a vehicular right of access over two private lanes. There is vehicular access across a private lane to the south-west of the Property and vehicular access across a private lane to the East of the Property. Both of the accesses are hatched in orange on the sale 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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## 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.
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- 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 January 2023**

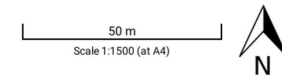








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