



## POTENTIAL DEVELOPMENT OPPORTUNITY

Poleclose Farm Barns, Poleclose Lane (Off Forest Road), Newport, Isle of Wight, PO30 5QH



# POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

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**Guide Price: £400,000**

A rare opportunity to purchase a farmstead with a range of agricultural buildings, with potential for alternative uses (subject to the necessary consents). With the possibility of purchasing additional land and buildings under separate negotiation.

## FARM BUILDINGS

The yard comprise a range of useful agricultural buildings with potential for alternative uses (STPP). The buildings comprise the following:

### Hay Barn (Building 1)

A useful hay barn measuring approximately 466m<sup>2</sup> (33m x 15m) constructed of a steel frame, with an asbestos cement sheet roof. The building currently is used for hay storage.

### Livestock Barn (Building 2)

A livestock barn measuring approximately 412m<sup>2</sup> (23.75m x 17.5m) constructed of a steel frame, asbestos cement sheet roof as well cladding the 4 sides down to brick and block walls with an opening for a large agricultural vehicle. The building is currently used for housing livestock.

## YARD

The buildings are all formed around an agricultural yard extending to approximately 2350m<sup>2</sup> which benefits from a concrete surface and incorporating as a silage area to the south/east.





## GENERAL REMARKS AND STIPULATIONS

### Method of sale

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

### Services

There is a mains water and mains electric (three phase) supply to the site.

### Tenure

The property is being sold freehold with vacant possession.

### Local Authority

Isle of Wight Council, 01983 821 000 [iwight.com](http://iwight.com)

### Post Code

PO30 5QH

### 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.

### Planning

The buildings property is currently used for the purposes of agriculture and may have potential (subject to application) for change of use through Permitted Development Rights or full planning permission.

### Council Tax and Business Rates

None of the buildings or yard are liable for business rates under their existing use.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The vendor would retain rights under the sales contract to be granted an easement to connect into said mains connection at a future date, if required.

### Access

The property is accessed off the public highway (Forest Road) along a private right of way comprising a concrete surfaced track. The property benefits from an all purpose right of access over this track; the track is hatched orange on the sale plan and labelled A-B.

### 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.

### Fencing

The buyer will be responsible for erecting and maintaining a stock proof fence on the north/west/south boundaries.

### Additional Barn and Land

There could be an additional barn and land that could be available, under separate negotiation.

 [///Steamed.Accordion.Estate](https://www.what3words.com/Steamed.Accordion.Estate)

### 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 August 2022 with photographs taken July 2022.**



## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



rural property specialists