

FARMLAND FOR SALE — AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS

Land off Colemans Lane, Porchfield, PO30 4LX



LAND AT PORCHFIELD

Land off Colemans Lane, Porchfield

DESCRIPTION

A level and accessible block of land off Colemans Lane, Porchfield extending to 48.59 acres (19.67 hectares) comprising a number of field parcels. The land is enclosed by mature trees and hedging, currently permanent grassland, and was used for arable cropping.

LOTTING

Lot 1— Lot 1 comprises four field parcels bordered by mature hedging, a small pond and benefits from its own access via a field gate from Colemans Lane.

Lot 2— Lot 2 comprises one field parcel and benefits from stock proof fencing and hedgerow boundaries.

Lot	Hectares	Acres	Guide price
1	15.54	38.40	£385,000
2	4.13	10.19	£100,000
Whole	19.67	48.59	£485,000

For sale by private treaty.



GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole or two separate lots, by private treaty. Please note Lot 2 will not be sold until Lot 1 has transacted.

Services

Lots 1 and 2 have mains livestock water connections.

Local Authority

Isle of Wight Council. tel: 01983 821 000, iow.gov.uk

Tenure

The property is being sold freehold, with vacant possession.

Post Code

PO30 4LX

Wayleaves, easements and rights of way

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

Access

Lot 1 benefits from direct access off the public highway (Colemans Lane).

Lot 2 benefits from a legal right of access over Lot 1. This area is hatched orange on the sale plan.

Basic Payment Entitlements

There are no Basic Payment Entitlements included in the sale, however, they were previously claimed for by the seller.

Plans, Areas and Schedules

These are based on 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.

Tenancies/Licenses

The land is currently occupied by farming tenants, however, vacant possession will be given upon completion.

Designations

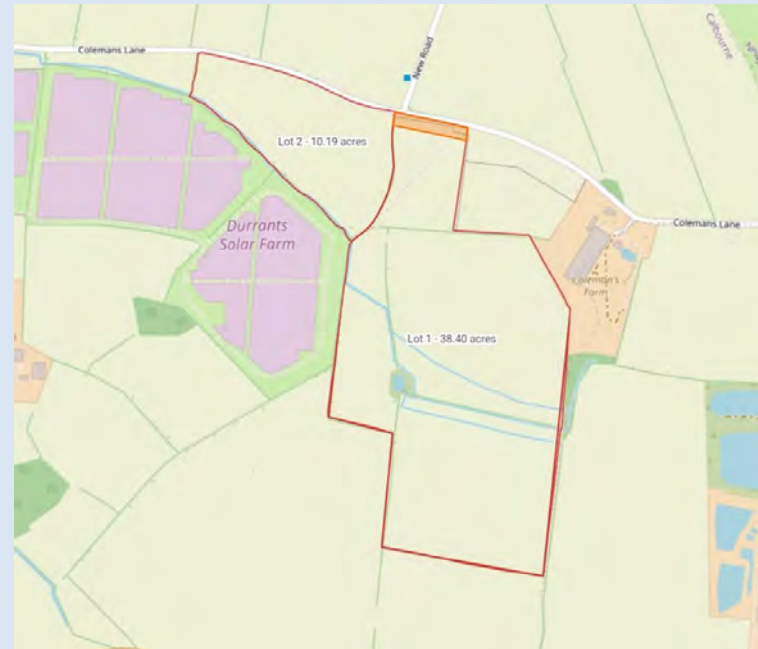
The property is outside the Area of Outstanding Natural Beauty but is within SPA buffer Solent Protection Area.

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.



NB These particulars are correct as of November 2022. Please check with BCM to make sure they are the most up to date version. Photographs taken November 2022 and sales particulars prepared November 2022.



IMPORTANT NOTICE
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WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E 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

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR
T 01865 817 105 E oxford@bcm.co.uk