



LAND AND STABLES

Off Whitehouse Road, Newport PO30 4LJ



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Guide Price: £175,000

A delightful equestrian property extending to approximately 6.17 acres (2.50ha) including a newly constructed stable block with four loose boxes and tack room with equestrian land benefitting from post and rail fencing split into a number of paddocks.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

Mains water.

Local Authority

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

Post Code

PO30 4LJ

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.

Access

The land benefits from a vehicular access (hatched orange on the sale plan), from the public highway, Whitehouse Road via a single 5-bar metal gate over the highway verge. The freehold of the access is owned by the property and a vehicular right of way over the hatched area is granted to the neighbouring equestrian property.

Tenure

Freehold with vacant possession.

Wayleaves, Easements and Rights of Way

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

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.
- 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 February 2023. Photographs taken February 2023.



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