



**LAND FOR SALE**

Ningwood Hill, Ningwood, Isle of Wight, PO41 0YB



## LAND FOR SALE

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### Guide Price £95,000

A single block of grassland extending to just under 1 acre (0.94 acres) with direct road frontage and potential for alternative uses (STPP).

The land benefits from newly installed fencing to the west and has historically been used for grazing sheep and other livestock.

#### GENERAL REMARKS AND STIPULATIONS

##### Method of Sale

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

##### Services

No Services

##### Local Authority

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

##### Post Code

PO41 0YB

##### 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 an all purpose right of access over the vendors retained access hatched orange on the sale plan, off the public highway Main Road, Ningwood. Should the buyers install their own separate access off the highway into the land, the right of way given as part of this sale will extinguish.

##### 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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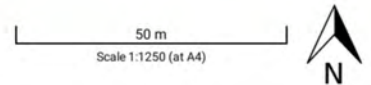
**Particulars prepared February 2023. Photographs taken February 2023.**



# Land lying to the East of Pond View



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