



LAND WITH PLANNING PERMISSION

Skinnners Lane, Newchurch, Isle of Wight, PO36 0NX



LAND AT SKINNERS LANE

Newchurch, Isle of Wight, PO36 0NX

Guide Price : £249,950

A rare opportunity to purchase approximately 10.3 acres of pastureland situated in the outskirts of Newchurch, with the benefit of full planning consent for two detached holiday lodges.

The property extends to approximately 10.3 acres, split into 3 paddocks. Part of the site benefits from full planning consent for two detached holiday units with vehicular access and parking; granted under planning reference 22/01850/FUL. The approved units would be single storey, including a kitchen/diner/lounge, two double bedrooms and a family bathroom.

GENERAL REMARKS AND STIPULATIONS

Method of Sale & Tenure

The property is offered for sale as a whole, by private treaty. Freehold with vacant possession.

Services

No services are connected.

Local Authority

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

Post Code

PO36 0NX

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.

Additional Land

There is some additional land available under separate negotiation.



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Access

The property would benefit from an all purpose right of access over the Vendors retained internal access track which is hatched orange on the sale plan. This track is directly off the public highway, Skinners Lane.

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. There are a number of public footpaths at the property, one of which links the site to School Lane.

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.

Council Tax and EPC

TBC

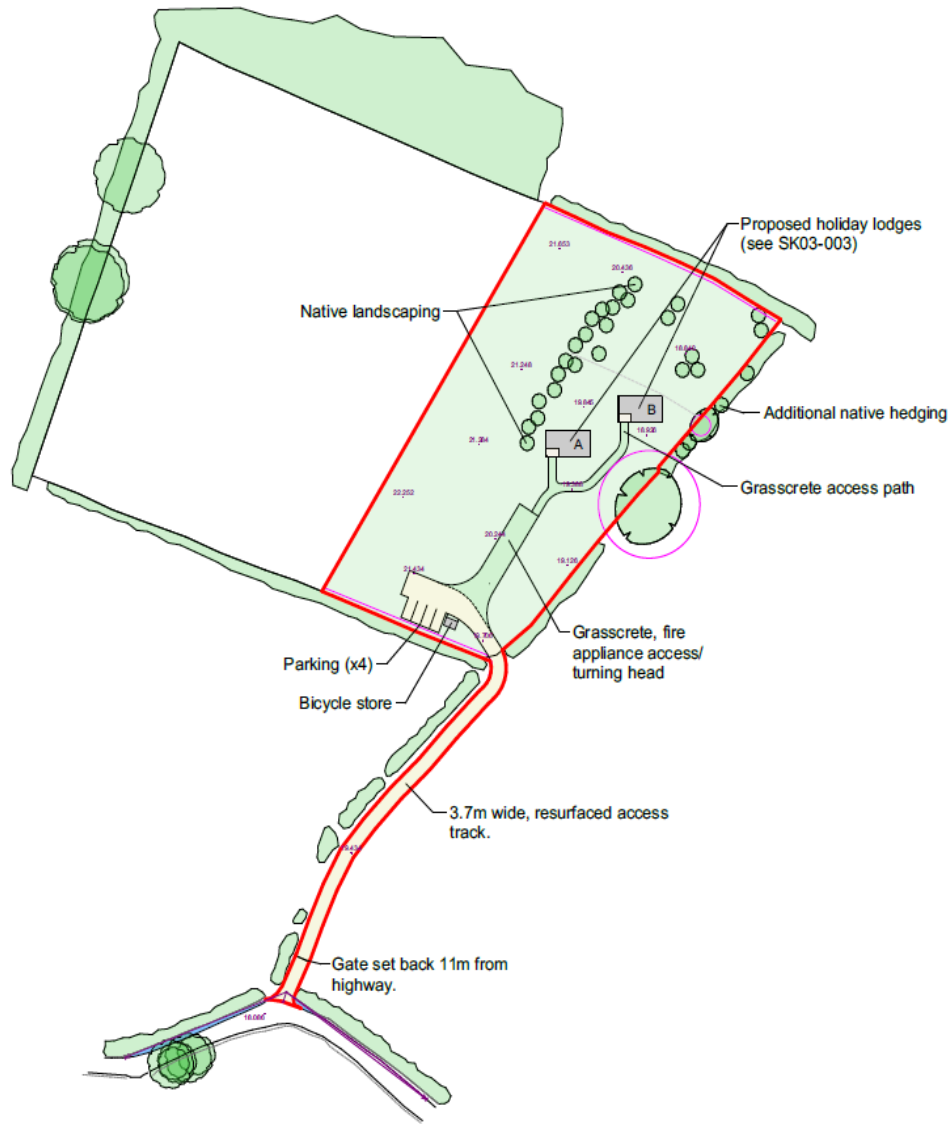
IMPORTANT NOTICE

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 - nor have BCM tested them.

Particulars prepared June 2023. Photographs taken June 2023

NOT TO SCALE



Illustrative Proposed Site Layout 1:1000





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