



# EQUESTRIAN SMALLHOLDING

Gaggerhill Lane, Brighstone, Isle of Wight, PO30 4DX





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## Guide Price: £352,000

An established equestrian property in AONB, with fabulous views and near to local bridleways.

Situated at the top of Gaggerhill Lane, the property extends to 8.19 acres (3.31 ha) in total of which 7.75 acres (3.13ha) are grass paddocks. The property is accessed via a 12 foot gate leading to a large concrete yard comprising:

- Brick built stabling with 8 loose boxes and x1 feed/tack room (approx. 6.4m x 31m)
- Three field shelters (x2 wooden x1 concrete)
- Steel framed Dutch barn (9m x 14m)
- Mobile home (not residential used as a wet weather shelter and storage).

The land divided into fields and paddocks with post and rail fencing are well drained and south facing, all served with a water trough.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

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

### Access

The property benefits from an all purpose right of way over Gaggerhill Lane.

### Services

Land: mains water

Buildings: some with mains water and electric

Mobile home - private drainage system, mains water and mains electric

### Wayleaves, Easements & 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, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water and gas and other pipes whether referred to in these particulars or not.

### Tenure and Possession

Vacant possession will be given of the whole upon completion of the sale. Freehold.

### Local Authority

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

### 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.

### Rights of Way

Footpath BS65 runs south of the land linking up with bridleway BS83 leading towards Brighstone Downs and the Worsley Trail. The footpath is within a post and rail pathway.

### 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.

### Council Tax/Business Rates/EPC

Not applicable.

### Overage Provision

An overage provision is to be applied by the current vendors at a rate of 35% of the uplift in value above purchase value over a 30-year term triggered by a change of use planning permission, full planning approval or permitted development, excluding agricultural, equestrian, horticultural or forestry use.

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## IMPORTANT NOTICE

BCM LLP and BCM (DW) 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 whatsoever 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 February 2024 and photographs taken between June 2019 and July 2023.















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