



Lot 1

Lot 2

LAND FOR SALE

Land at Yaverland, Culver Way, Yaverland, PO36 8QJ



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Guide Price — Whole: £290,000 Lot 1: £200,000 Lot 2: £90,000

Description

An attractive and versatile block of pastureland with easy access to Yaverland beach and Sandown Bay. Currently used for cattle grazing and benefitting from significant natural capital potential. In all, the land extends to 29.65 acres.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

Lot 1 - No services

Lot 2 - Mains water connection.

Local Authority

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

Post Code

PO36 8QJ

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

Lot 1 benefits from access along a track (included in lot 1) from the main Yaverland Road B3395.

Lot 2 benefits from access via Meadow Way.

Tenure

The land is currently let on a Farm Business Tenancy which expires on 31st October 2023. The land will be available as freehold with vacant possession subject to the tenancy above.

Planning and Designations

All of lot 2 and part of lot 1 are outside of the Area of Outstanding Natural Beauty. The land is within a Nitrate Vulnerable Zone.

Wayleaves, Easements and Rights of Way

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

Public Rights of Way

Footpath 51 crosses lot 1.

Overage

The land has no current planning permission and is entirely in agricultural use. An overage provision is to be applied by the current vendors at a rate of 30% 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. This includes buildings for agricultural use and natural capital credit sales.

Boundary Fence

Lot 1 - The vendor will erect a new boundary fence along the boundary marked A-B on the sale plan prior to completion.

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.

 [what3words](https://www.what3words.com) [///registry.impresses.develops](https://registry.impresses.develops)

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- 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.
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- 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 July 2023. Photographs taken June 2023.

Land at Yaverland



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