



LAND FOR SALE

Hamstead Road, Cranmore, Isle of Wight, PO41 0YB



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Guide Price: £175,000

An attractive block of land extending to just over 2 acres with development potential (STPP) located in the sought-after area of Cranmore. Situated within close proximity to the quaint market town of Yarmouth and previously used as a Coal Yard in 1948.

The land is currently used for grazing and includes a field shelter, and includes a small strip of woodland as part of the Cranmore Nature Reserve to the West.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Access

The land benefits from a vehicular access from the public highway, Hamstead Road, via a 5-bar gate into the property.

Services

No services connected, although water was historically connected.

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

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.

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.

Restrictive Covenant

The site is subject to an historic restrictive covenant that confirms “no house under the gross development value of £200 can be erected.” Further information can be made available by the sole selling agents.

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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 - nor have BCM tested them.

Particulars prepared August 2023 and photographs taken August 2023.



Land at Hamstead Road

NOT TO SCALE





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