



# ARABLE LAND FOR SALE

Colemans Lane, Isle of Wight, PO30 4LJ





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**Guide Price: £125,000**

An attractive block of arable land with two direct road accesses from the public highway (Colemans Lane & Whitehouse Road), extending to 6.80 acres with far reaching views towards The Solent.

The land currently forms part of a wider holding (to the West) and has been cropped to maize. The land is bordered by mature hedgerows and trees along the boundaries that about the highway.

According to the Provisional Agricultural Land Classification the land is Grade 3. The soil type is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. **In all, 6.80 acres (2.75ha).**

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

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

### Access

The property benefits from two public highway accesses, from the public highway, Whitehouse Road and Colemans Lane both via 5 bar metal gates.

### Services

The property benefits from a livestock water connection.

### 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. There are no rights of way crossing the land.

### Tenure and Possession

The land is being sold freehold. The land is currently let informally to a farmer who farms the land to the west of the property.

### Overage

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, excluding agricultural use.

### Natural Capital Overage

The land is sold subject to an overage clause entitling the vendor to 30% of the value of any nutrient (nitrate, phosphate or other) or biodiversity offsetting credits sold from the land by the purchaser, or their successors in title, for a 30 year period after completion of the sale.

### Basic Payment Entitlements

The vendor will claim the 2023 Basic Payment monies.

### 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.

### Local Authority

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

 [what3words ///hence.expert.policy](https://www.what3words.com/what3words-///hence.expert.policy)

## 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 November 2023 and photographs taken August 2023.**

NOT TO SCALE







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rural property specialists