



EQUESTRIAN SMALLHOLDING

Barnsley Stables, Nettlestone Hill, Nettlestone, Isle of Wight, PO33 1PX



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Guide Price—£295,000

A delightful equestrian smallholding situated off Nettlestone Hill with wonderful views and near to local bridleways and beaches.

The property comprises a stable yard including two stables, one with 3 loose boxes and the other with one loose box together with a hay store/office tack room. There are some additional buildings including a tack room and storage unit around a concrete yard. The property also benefits from an all-weather ménage to the north east of the property which is delineated by post fencing.

The property extends to 8.23 acres (3.33 ha) and comprises approximately 0.5 acres of buildings/yard, 7.5 acres of gently sloping pastureland and just under 0.5 an acre of woodland in the eastern corner. There is a small pond in the southern corner.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

Mains water and mains electric.

Local Authority

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

Post Code

PO33 1PX

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

The land benefits from an all-purpose, right of access from the public highway Nettlestone Hill.

Tenure & Possession

Freehold. Vacant procession will be given on completion of the sale.

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, 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.

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.

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IMPORTANT NOTICE

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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.
- 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 - not have BCM tested them.

Particulars prepared March 2024. Photographs taken February 2024 and July 2023.

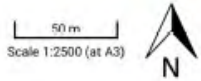




Barnsley Stables



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