



APPROX. 19
ACRES
LAND AT
HEYTESBURY
FARM
WORSLEY ROAD
NEWPORT
ISLE OF WIGHT
PO30 5JB

GUIDE PRICE
£290,000

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



Approximately 20 acres of pasture land on the outskirts of Newport.

Location

Situated to the North Western side of Newport, the Islands County town, on the outskirts of a residential and rural predominantly areas. Newport offers a wide range of shops and amenities and is only a short drive to mainland ferry connections at Cowes, East Cowes and Fishbourne.

The land is located to the North of Newport with access from Forest Road and Worsley Road.

Description

Available to purchase is approximately 7.8 hectares (19.28 acres) of agricultural land. The land is currently laid to pasture.

The land is approached via Worsley Road with access also from Forest Road.

Please see plan boundaries highlighted in red, corresponding No's: 7681, 9576, 0287, 0778.

There is a public footpath that runs through the south eastern field, N47, and easements and wayleaves for Southern Water and SSE.

All easements and wayleaves will transfer to the purchaser on legal completion.

Southern Water have a right of way over the south eastern field to access Heytesbury Road Pumping

Station from Forest Road.

The site will be subject to a 10 year overage of the uplift in value should planning permission be granted on the land.

The land is also a designated Site of Important Nature Conservation (SINC).

SINC's have substantive nature conservation value and their continued presence makes a significant contribution to maintenance of biodiversity. They may also have an important role in contributing to public enjoyment and understanding of nature.

SINCs are defined as: A series of non-statutory local sites designated to seek to ensure, in the public interest, the conservation, maintenance and enhancement of species and habitats of substantive nature conservation value. SINCs should include all areas of substantive value, including both the most important and the most distinctive species, habitats, geological and geomorphological features within a national, regional and local context.

Terms

The site is being offered with a guide price of £290,000 per acre freehold.

Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT.

PRICE £15,000 PER ACRE

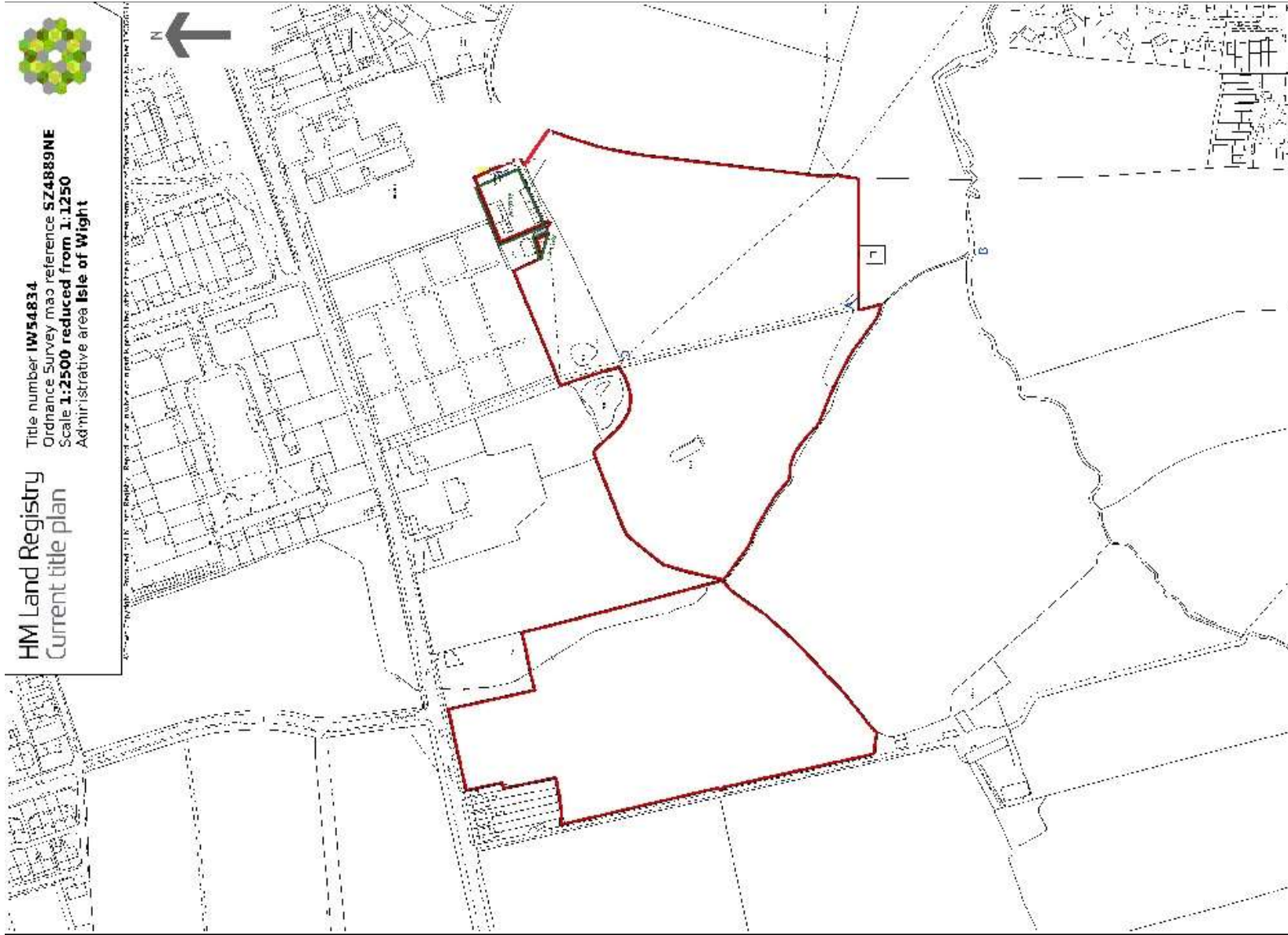
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HM Land Registry
Current title plan

Title number **IW54834**
Ordnance Survey map reference **SZ4889NE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Isle of Wight**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 May 2024 at 15:35:20. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.

To arrange a viewing call
01983 527727 or email commercial@hrdiw.co.uk

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