



### **Woodland at Medham | Cowes | Isle of Wight**

**2 parcels of established mature woodland near to the west bank of the River Medina south of Cowes on the Isle of Wight available as a whole on in two Lots.**

*Lot 1 Simmington Copse is approximately 17 acres - £80,000*

*Lot 2 Calving Close Copse approximately 6.79 acres - £30,000*

**Highly attractive amenity woodland with some commercial potential, interesting features and a mix of conifer and broadleaved species.**

**Guide Price £110,000**

- **Established Woodland**
- **Potential for Pony Paddocks**
- **Conservation & Wildlife Opportunities**



## Description

Two parcels of established mature woodland near to the west bank of the River Medina south of Cowes on the Isle of Wight. Available as a whole or in 2 Lots.

### Lot 1 £80,000

#### **Simmington Copse about 6.979 Hectares/17.247 Acres est.**

Simmington Copse a parcel of established mature woodland near to the west bank of the River Medina south of Cowes on the Isle of Wight. Simmington Copse is approximately 17 acres and is a highly attractive amenity woodland with some commercial potential, interesting features and a mix of conifer and broadleaved species. Sporting rights included.

#### **FREEHOLD FOR SALE AS A WHOLE**

Establishment of this woodland is historic with woodland shown on pre-1900 maps. The woodland includes attractive areas of beech and conifers. It is an exceptional habitat for wildlife - particularly for the Island's red squirrels, foxes, badgers, birds and probably the elusive dormice. The woodland is relatively secluded tranquil and diverse with a good blend of both conifer and mixed broadleaves. Thinning could be considered and could yield reasonable quantities of firewood and cordwood. The woodland is subject to a Tree Preservation Order (T.P.O.) and is a Site of Importance for Nature Conservation (S.I.N.C).

Vehicular Access is at 48 hours notice from Medham Farm Lane but pedestrian access can be achieved from the footpath No. 33 which skirts around the Medham Development.

### Lot 2 £30,000

#### **Calving Close Copse about 2.274 Hectares/6.79 Acres est.**

Calving Close Copse a parcel of highly attractive amenity woodland with some commercial potential, interesting features and a mix of conifer and broadleaved species. Sporting rights included.

#### **FREEHOLD FOR SALE AS A WHOLE**

Establishment of this woodland is historic with woodland shown on pre-1900 maps. The woodland includes attractive areas of broadleaves and conifers. It is an exceptional habitat for wildlife - particularly for the Island's red squirrels, foxes, badgers, birds and probably the elusive dormice. The woodland is relatively secluded tranquil and diverse with a good blend of both conifer and mixed broadleaves. Thinning could be considered and could yield reasonable quantities of firewood and cordwood. The woodland is subject to a Tree Preservation Order (T.P.O.) and is a Site of Importance for Nature Conservation (S.I.N.C).

Vehicular access to Calving Close Copse is achieved off Warren Point on the Medham development.

**Further information is available from the Sole Selling Agents Biles & Co 01983 872335 upon request.**

**LOCATION** Both lots of woodland at Medham are situated on the Isle of Wight to the south of Cowes and between the village of Northwood and the River Medina. The areas of woodland are surrounded by a mix of farmland, rural housing development with the estuary to the east. In an area well-known for its equable maritime and excellent climate. The property is well-located for access.

The property is shown on the location and sale plans within these particulars. The nearby postcode is PO31 8PH.

Northwood is south of Cowes on the Isle of Wight on the A3020. By Northwood Garage turn east onto Medham Farm Lane. The access to Lot 1 (at 48 hours notice) will be found on the left. The access to Lot 2 is off Warren Point in the Medham development.

**SPORTING RIGHTS** The sporting rights – such as they are, are included with vacant possession. There is some potential rough shooting.

**MINERAL RIGHTS** Mineral rights are included except as reserved by Statute or in terms of the Title.

**WAYLEAVES & THIRD PARTY RIGHTS** The property will be sold with the benefit of, and subject to, all existing rights and burdens with the title.

**WOODLAND GRANTS** There are no grant schemes in place and no transfer of obligations required. For further information on current grants available please visit the FCS websites: <https://www.ruralpayments.org/publicsite/futures>

**VIEWING** Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a copy of this brochure and have notified the Sole Agents of the time you intend to view. Please contact the Selling Agents in advance of your visit to arrange a viewing. For your own personal safety please be aware of potential hazards within the woodland when viewing.

**TAXATION** Purchasers must satisfy themselves of all taxation regulations and should consult a properly qualified tax adviser/accountant on the relevant regulations and rules but at present, all revenue from timber sales is potentially Income and Corporation Tax free. There is potentially no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief is potentially available on commercially run woodlands.

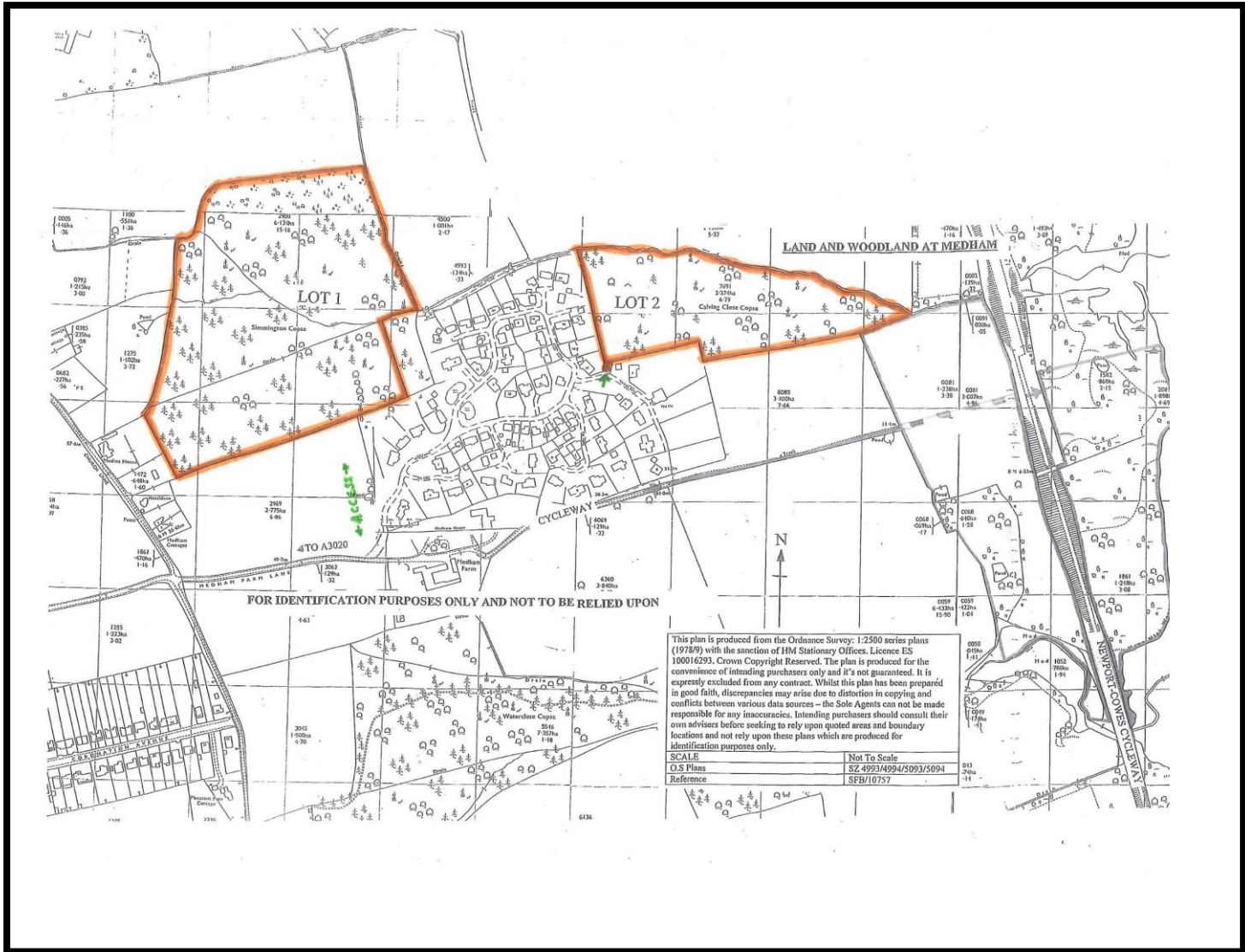
No warranty is given for the health of the trees within the property for sale.

**The Isle of Wight** situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

**Cowes** is host to Cowes Week, once of the most famous sailing regattas in the world, the pinnacle of the racing calendar. It is followed by events such as Little Britain and the Powerboat Festival. The Round the Island Race, with over 1500 entries, is a spectacular sight in June and each week throughout the year there is activity on the water. There are many Yacht clubs in Cowes including the Royal Yacht Squadron. Cowes town has a wide variety of shops and facilities including Sainsburys and Marks & Spencer supermarkets. There is a medical centre, dentist and veterinary surgery in the town. There is a choice of primary schools and a secondary school.

**Northwood** is a popular village situated about 4.5 miles from the Island's county town of Newport and just 1 mile from the coastal and famous yachting town of Cowes, with passenger ferry links to Southampton. The village has its own church, village hall, shops, post office and primary school and a regular bus service into Newport and Cowes where buses connect with the fast catamaran service to Southampton (23 minutes). The Newport Cowes cycleway follows the bank of the River Medina to the east of the village.





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SCALE	Not To Scale
O.S Plans	SZ 4993/4994/5093/5094
Reference	SFB/10757



## Viewing Arrangements

Unaccompanied by strictly by appointment with Biles & Co  
01983 872335

## Contact Details

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