



Attractive parcel of pastureland and woodland

Rew Lane, Wroxall, Isle of Wight PO38 3AU

Attractive parcel of Pastureland ■ Ancient deciduous woodland ■

Open fronted 5 bay hay barn ■ 6 bay livestock barn

In all about 168.8 acres For sale as a whole



Situation

This parcel of pasture land is situated on the south eastern edge of the Isle of Wight in the Rew Valley.

Description

The land at Rew Lane consists of about 126 acres of pastureland and about 36 acres of woodland. The land is currently grazed by a flock of 'Easy Care' sheep.

General Remarks and Stipulations

Services: Mains water

Tenure: The land is offered freehold with Vacant Possession

Uplift Provision: The land is sold with an overage clause which will permit the vendor to claim 25% of annual income relating to the development of a wind or solar energy scheme (which is not roof top mounted) and which is undertaken within a period of 25

years from the date of completion.

Local Authority: Isle of Wight Council

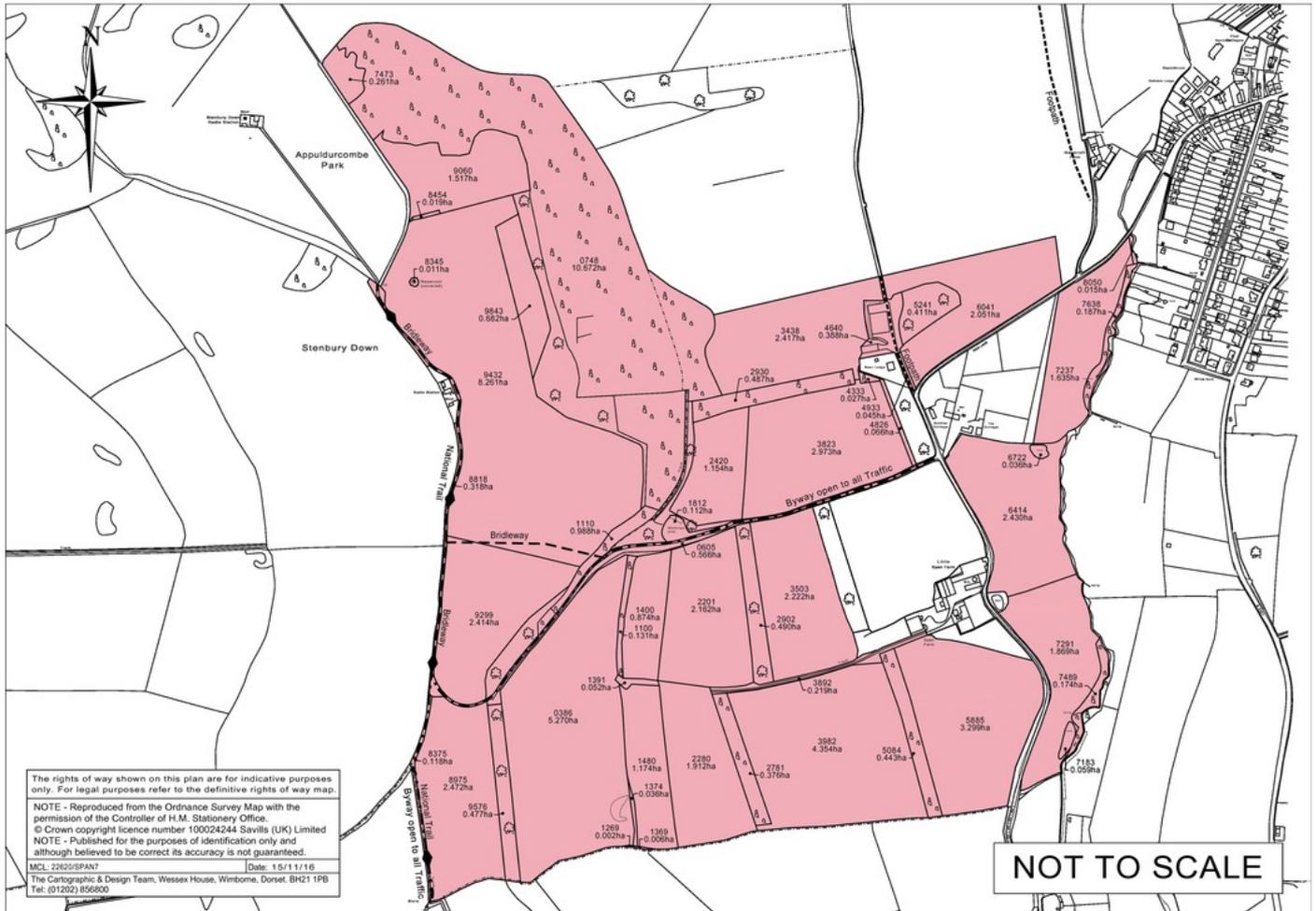
Tel: 01983 821000
Sporting: All sporting and mineral rights are included as far as they are owned

Environmental Stewardship: The land is entered into an Entry Level Stewardship Scheme and English Woodland Grant Scheme

Basic Payment Scheme: The Basic Payment Scheme entitlement will be included in the purchase price.

Wayleaves, Easements and Rights of Way: The purchaser should satisfy themselves as to the extent and location of any easements, wayleaves or rights of way. In particular, there is a BOAT (Byway Open To All Traffic) which runs up to the Stenbury Trail at the north of Span Farm. Span Lodge has a right of access along the edge of the farmyard.

Postcode: PO38 3AU



Important Notice

Savills, their clients and any joint agents give notice that

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

4: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is responsible for making his own enquiries in this regard.

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