



FATTING PARK COPSE & LAND

Available as a whole or in two separate lots

Whiterails Road, Wootton Bridge, PO33 4SA



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A secluded and well-managed block of woodland extending to 46.2 acres (18.69ha) with an additional 8.99 acres (3.63ha) of pastureland with access from the public highway. Available as a whole or in two separate lots.

Guide Price (Whole)- £350,000

Lot 1 (Woodland)- £250,000

Lot 2 (Pastureland)- £100,000

LOT 1 – FATTING PARK COPSE

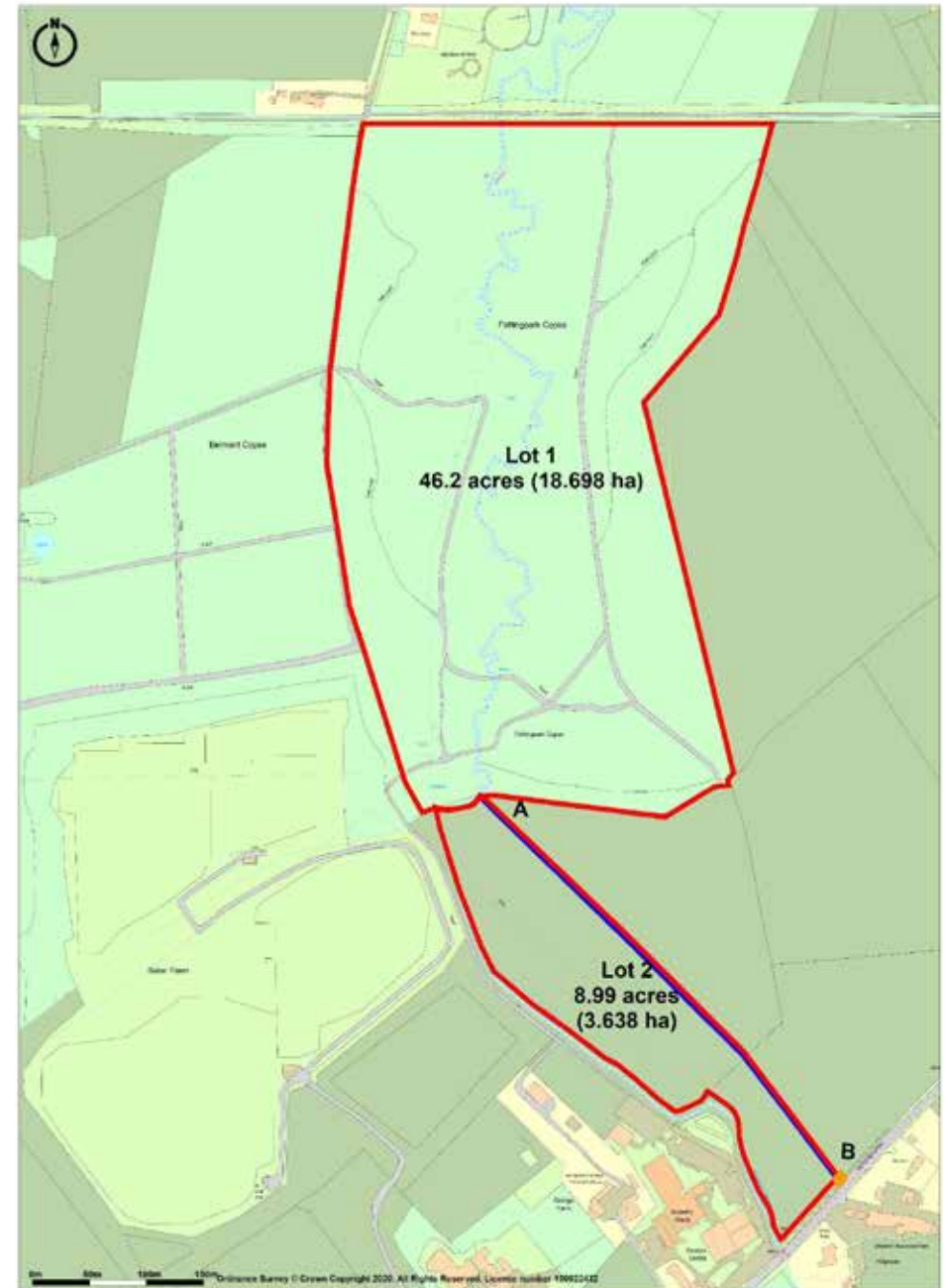
Fatting Park Copse was originally part of Wootton Common which provided the grazing to eight inhabitants of Wootton Manor. It is also believed that Fatting Park Copse may have originally been part of the Quarr Abbey Estate. The woodland is divided into compartments by well maintained rides and contains a mix of different ages and species with a substantial element of coppice.

LOT 2 – PASTURELAND

Included within the sale as a whole or available as a separate lot is 8.99 acres (3.63ha) of pastureland situated to the south of the woodland. With access directly to the public highway, adjacent to established commercial and renewable energy property. Additional land may be available by separate negotiation.

SITUATION

The property is located north of Whiterails Road being accessed directly from the public highway across the pasture field in a secluded and largely south facing position. Ferry links to the mainland (by car or passenger) closest to the site is from Fishbourne to Portsmouth being approximately 2 ½ miles away and the East Coves to Southampton ferry being 4 miles away. High speed ferry links are available from nearby Ryde (4 miles) to Southsea and Portsmouth as well as Coves to Southampton.



PromapV2
LANDMARK INFORMATION

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Plotted Scale - 1:6000 Paper Size - A4



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty, as a whole or in two separate lots.

Rights of Way

There are no public rights of way crossing the property.

Services

No services connected.

Tenure

Freehold with vacant possession.

Overage

An overage provision will be applied by the vendors at a rate of 50% of uplift in value over a 30-year term triggered by grant of change of use planning permission for Lot 2 only. Further details is available from the selling agents.

Sporting and Minerals

Sporting and Mineral rights do currently exist and owned by the current freeholder. The rights will be transferred to the purchaser.

Local Authority

Isle of Wight Planning Authority
Tel: 01983 821 000.
iwight.com

Grant Schemes and Basic Payment

The woodland (Lot 1) is not subject to any grant scheme at present. The pastureland (Lot 2) will be sold with the commensurate number of Basic Payment Entitlements.

Access

Lots 1 and 2 – access across the common entrance way outlined in orange on the sale plan

Lot 1 – a 5m wide right of access over Lot 2 from the points A-B on the sale plan, outlined in blue, with the right to surface the track

Postcode

PO33 4SA

Wayleaves and Easements

The benefit of all wayleaves, if any, relating to the land will transfer to the purchaser. There are two overhead electric lines and supporting pylon on Lot 2.

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Directions

From Coppins Bridge in Newport, head north towards High Street. Exit the roundabout onto Snooks Hill/A3054 and turn right onto Staplers Road and continue for 0.6 miles. Turn right to stay on Staplers Road and turn left onto Long Lane and continue on this road for 1.6 miles. Continue on Whiterails Road for 1 mile and the site can be found on your left hand side.

Viewings

By appointment with BCM only.

NB: These particulars are as at June 2020. Photos are as at March 2020 and April 2020.

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 or representations of fact.
- 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 regards 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.



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