



BARN WITH POTENTIAL

New Park Farm, Betty Haunt Lane, Newport, PO30 4HR



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A rare opportunity to purchase a substantial barn, with good potential for alternative uses (stpp) set within a rural yet accessible location. In all, extending to 0.37 acres.

Agricultural Barn

Substantial Agricultural Barn (potential for conversion)

Within 0.37 acres of garden and grounds

Views towards The Downs and The Solent

Perfect Self-Build Opportunity

For sale by private treaty

Available as a whole

Guide Price - £195,000

SITUATION

The barn is situated in a quiet and secluded position, off Betty Haunt Lane, Carisbrooke. This rural location still has the convenience of being within easy reach of mainland ferry connections, with Cowes and East Cowes all close by. The county town of Newport is 6 miles (10 minutes) away.

BARN WITH POTENTIAL

This is an excellent opportunity to purchase a substantial barn currently used for agricultural purposes, set within a rural yet accessible location. The barn is of steel frame construction, partly clad with blockwork with an asbestos cement roof. The barn measures 22m (length) by 18.5m (width) resulting in a total internal area of 407m².

The barn benefits from its own section of exclusive drive leading from the main farm track, in all extending to 0.37 acres. The barn could have the potential for alternative uses subject to the relevant consents. The barn sits just outside of the Area of Outstanding Natural Beauty and could well benefit from permitted development rights.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

The property is served by mains water, by sub meter.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

HOLDOVER

The vendors reserve the right to store straw in the barn until 30th April 2021.

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale. (see holdover above).

ACCESS

The property is accessed from a private track (hatched orange on the sale plan) off the public highway (Betty Haunt Lane) which leads to the private exclusive drive for the barn (hatched red on the sale plan). The freeholders of the track (hatched orange on the sale plan) will be creating a separate farm track (illustrated blue on the sale plan) to reduce the farm traffic over the shared access leading to the barn.

PLANNING

The barn is located outside of the settlement boundary of Carisbrooke and sits just outside of the Area of Outstanding Natural Beauty. The barn currently benefits from existing agricultural planning permission and the building was erected prior to 2013, so it could benefit from permitted development rights. Purchasers should look into getting professional advice on this matter.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 4HR

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 miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWINGS

Viewings strictly by appointment with BCM.

FIXTURES AND FITTINGS

BCM will supply a list of requests, 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 within these particulars.

SELLING AGENT

BCM, Isle of Wight Office
Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight, PO30 3DE

NB. These particulars and photos are as at December 2020.

Covid-19

BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.



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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rural property specialists