



# DEVELOPMENT OPPORTUNITY

Main Road, Rookley, Isle of Wight, PO38 3NY



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**Guide Price: £100,000**

A potential development site in the centre of Rookley within close proximity to Newport.

The site extends to **0.68 acres (0.27ha)** of rough pastureland that is unoccupied. The site could have potential for alternative uses, subject to the relevant consents. The site could also be used for other purposes, such as equestrian subject to the relevant consents.

The site is bordered by a mix of mature hedgerows and timber fences.

## GENERAL REMARKS AND STIPULATIONS

### Method of sale

The property is offered for sale as a whole. By private treaty.

### Services

We are informed that there are no services connected to the land.

### Local Authority

Isle of Wight Council, 01983 821 000 [iwight.com](http://iwight.com)

### Post Code

PO38 2QT

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

### Wayleaves, Easements & Rights of Way

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

### Access

The site will benefit from an all purpose, right of access over the vendors retained land (CO-OP) and this is outlined in blue on the land registry title plan shown on page 3 of these particulars. There is currently a 5-bar metal gate in-situ to the north of the site. Further details are available from the selling agents

### Viewings


Strictly by appointment with BCM only.

### Fixtures and fittings

BCM will supply a list on request 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 in these particulars.

### Covid-19

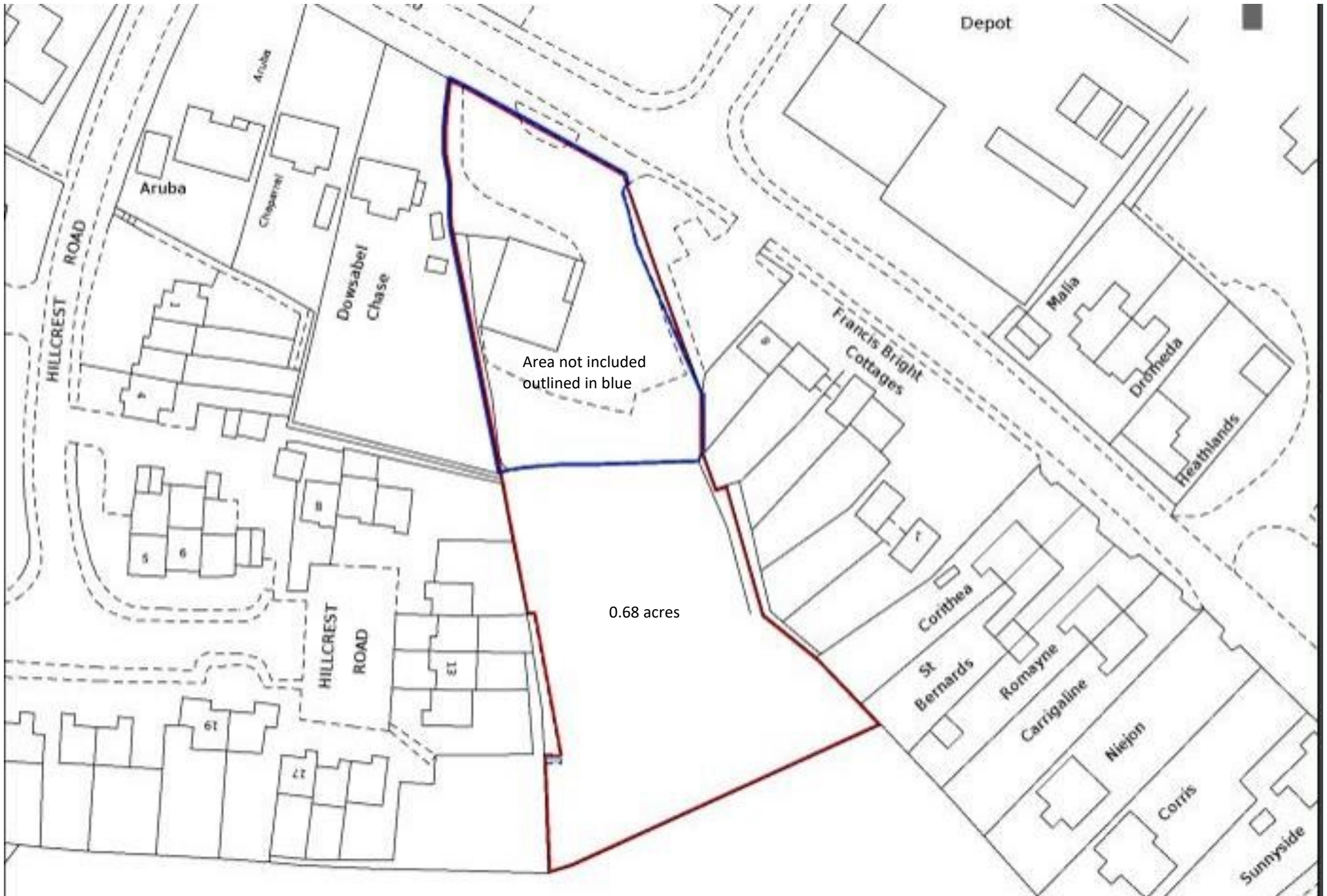
BCM does not guarantee a completely sterile environment. Please refer to our Viewing Protocol (available from the selling agents) for further information.

 [what3words ///spruced.processor.wipe](https://www.what3words.com/spruced.processor.wipe)

## 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:
- 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 of representations of facts
  - Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
  - 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.
  - 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 regard to parts of the property which have not been photographed.
  - 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 - not have BCM tested them.

**Particulars prepared March 2022 and photographs taken February 2022.**





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