

# PRESS RELEASE

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## TIME FOR APPULDURCOMBE NEIGHBOUR TO STIR THE EMOTIONS



Appuldurcombe has quite literally excited the emotions for hundreds of years, sometimes scandalously so.

But almost on the doorstep of the now-ruined former home of the Worsley family at Appuldurcombe House is an opportunity that will stimulate the emotions of those who want a countryside home. Because less than a mile from the house, but to the south over the brow of a hill to give privacy, is a cottage with two barns set back off Rew Lane in Wroxall that now presents an excellent development opportunity.

“It’s a fantastic place to have a home and the three bedroom cottage is already in existence although it needs modernising,” explains James Attrill, of BCM Rural Property Specialists in Newport. “There are various ways the project could be approached because the adjoining barn and another opposite have planning permission for conversion to dwellings.

“The plot is sufficient for three homes, each with gardens, in a delightful spot just outside Wroxall along an access lane. It feels superbly isolated yet all the local facilities most people would need are within walking distance.

“The property, Baycroft Barns, is for sale as a whole but the £400,000 guide price makes it an affordable project for either a developer or a self-build cooperative as the structures already exist, ideally suiting the landscape with their construction in Isle of Wight stone and with essential utilities laid on.

“There are extensive countryside views and the approach lane is private, with no public right of way. However, the area is laced with byways, bridleways, and paths with access just a little further along Rew Lane. A walk to Godshill or Ventnor is perfectly feasible for active types.

“The planning permission is valid until February, 2020, so there’s time to draw up a scheme and get work started. The potential values of the finished properties make this a very viable scheme.”

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