GRAVELLY GROUND

Elm Lane, Calbourne, Isle of Wight, PO30 4LA

TO LET

£165,000

BCM Wilson Hill

Gravelly Ground

Elm Lane, Calbourne, Isle of Wight, PO30 4LA

An attractive block of pastureland enjoying rural views, extending to 14.99 acres (6.07ha). Available as a whole.

DESCRIPTION

An attractive block of pastureland enjoying rural views, extending to 14.99 acres (6.07ha). The field, previously part of a wider farm holding has historically been used for grazing, including sheep and cattle. The boundaries are well defined by part rail fencing and mature hedgerow. Available as a whole.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Services

The property benefits from mains water.

Local Authority

Isle of Wight Council

Post Code

PO30 4LA

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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.

Access

Access to the property is off the public highway, Elm Lane via a 5 bar metal gate.

Retained Land

The vendors are retaining some land forming part of the field hatched in Blue on the sale plan to provide access to the farm from Elm Lane. The vendors will erect a stock proof fence along the northern boundary within 4 weeks from completion.

EPC & Council Tax & Business Rates
N/A

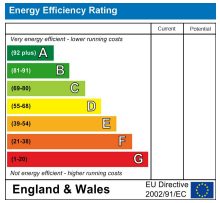
Wayleaves, Easements and Rights of Way
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water and gas and other pipes whether referred to in these particulars or not. There are no rights of way crossing the land.

Tenure
Freehold. Vacant procession will be given on completion of the sale.

What3Words
///rainfull.smiling.ripen

Viewings
Strictly by appointment with BCM Wilson Hill only.

IMPORTANT NOTICE
BCM Wilson Hill for themselves and the Landlord give notice that:
1: 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
2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
4: 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 include in the let nor with regards to parts of the property which have not been photographed
5: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 Wilson Hill tested them



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BCM Wilson Hill