Land Lying South of, Southford Lane, Whitwell, Isle of Wight

BCM Wilson Hill

A well-proportioned block of pasture land with equestrian buildings on the outskirts of the popular village of Whitwell, extending to 4.64 acres (1.88ha).

- Approximately 4.64 acres (1.88 hectares) of pasture land
- Equestrian building with two loose boxes
- Located on the outskirts of the sought-after village of Whitwell
- Excellent access to bridleways and countryside walks
- Peaceful semi-rural setting with good access to Ventnor and the south coast
- Good vehicular access

Guide Price - £110,000

The Property

The land comprises gently sloping pasture extending to approximately 4.64 acres (1.88 hectares) and is divided into a number of manageable paddocks.

An equestrian building is situated within the land and provides two loose boxes and a tack room, offering practical facilities for equestrian use.

The land is classified as Grade 3 agricultural land. The soil type is Luvisol (LV), characterised by a clay-enriched subsoil with a high base status and high-activity clay, making it suitable for grazing purposes.

The boundaries of the land and internal paddock divisions are defined by stock wire fencing.

Situation

Whitwell is a highly sought-after village located to the south of the Isle of Wight. The land enjoys a semi-rural setting and superbly positioned for scenic coastal and countryside walks and rides through the Isle of Wight National Landscape (formerly the Area of Outstanding Natural Beauty), with an extensive network of bridleways and footpaths readily accessible nearby while remaining convenient for local amenities, schools and transport links across the Island.

GENERAL REMARKS

Method of Sale
The property is offered for sale as a whole by private treaty.

Services
It is understood that there is a mains water connection to the property.

Tenure
Freehold with vacant possession

Local Authority
Isle of Wight Council

EPC
N/A

Council Tax/Business Rates
N/A

Restrictive Covenants
The land is subject to restrictive covenants limiting its use to agriculture, horticulture, forestry or non-commercial equestrian purposes. In addition, no buildings may be erected on the land without the prior written consent of the original transferor, although consent for stabling or loose box accommodation of up to 300 cubic metres is not to be unreasonably withheld. Prospective purchasers should make their own enquiries regarding the extent and enforceability of these covenants.

Asbestos
The property may contain some Asbestos materials of which the location and type of asbestos are available upon request from the sole selling agent.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH 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 existing wayleaves and easements, if any, relating to the land will transfer to the purchaser.

Access
The property is accessed from the public highway, Southford Lane, with a vehicular right of access over a lane to a five-bar gate at the entrance to the land.

Viewings
Strictly by appointment with BCM Wilson Hill only.
t: 01983 828 800
e: iow@bcmwilsonhill.co.uk

Fixtures and Fittings
BCMWH 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.

what3words
///bachelor.splints.fades

These photos are as at March 2026

Viewings
By appointment with BCM Wilson Hill
Mr Daniel Ward, BCM Wilson Hill
t: 01983 828805
e: dward@bcmwilsonhill.co.uk
NB: These particulars are as at 17th September 2026

IMPORTANT NOTICE
BCM Wilson Hill 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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 Wilson Hill tested them.