



Land to the West of Ventnor Road, Whitwell, Ventnor,
Isle of Wight

An opportunity to acquire a parcel of strategic land extending to approximately 2.29 acres (0.93 hectares), situated on the edge of the popular village of Whitwell.

- Strategic land opportunity
- Extending to approximately 2.29 acres (0.93 hectares)
 - Adjacent to existing residential development
 - Frontage to Ventnor Road
- Located on the edge of Whitwell village
- Accessible position within a well-established settlement

Guide Price - £125,000



The Property

The property comprises a single parcel of pastureland extending to approximately 2.29 acres (0.93 hectares).

The land fronts Ventnor Road and adjoins existing residential development along its northern boundary. The site is relatively regular in shape and benefits from a gently sloping topography, providing attractive open views across surrounding countryside. The land is currently laid to grass and is bordered by established hedgerows in part, with open boundaries to sections of the eastern, southern and western edges.

The position of the land immediately adjoining the built form of Whitwell presents an opportunity for purchasers to explore future planning potential, subject to obtaining all necessary consents.

Situation

The land is situated on the southern side of Whitwell, a well-established village located between Ventnor and Niton on the Isle of Wight. Local amenities include a village shop, public house, church and primary school, with a wider range of facilities available in nearby Ventnor and Newport.

The surrounding area comprises a mixture of residential development and open countryside, creating an attractive balance between rural surroundings and accessibility to local services.



ACCESS

Vehicular access to the property is directly off the main highway, Ventnor Road.

SERVICES

Interested parties should make their own enquiries regarding the availability and capacity of services.

PLANNING

The land is being marketed as a strategic land opportunity. The vendor makes no representation or warranty in respect of planning permission or future development potential.

Interested parties should undertake their own due diligence and seek independent professional planning advice regarding any future proposals.

TENURE

Freehold with vacant possession available upon completion.

OVERAGE

The property will be subject to overage provisions at 35% uplift on residential and commercial development, and on sales of natural capital off set units for 30 years.

METHOD OF SALE

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

COVENANTS, EASEMENTS AND WAYLEAVES

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, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

RIGHTS OF WAY

There are no public or private rights of way over the property.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights are included in the sale insofar as they are owned.

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.

HEALTH AND SAFETY

Given the nature of the property, viewers should take particular care during inspections and be mindful of uneven ground and agricultural hazards.

EPC AND COUNCIL TAX

Not applicable.

LOCAL AUTHORITY

Isle of Wight Council.

WHAT3WORDS

///boast.moats.guesswork

Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

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NB: These particulars are as at 14th October 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.
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Isle of Wight - Sales

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