

SPENCE WILLARD



Land To The East Of Hill Lane, Freshwater, Isle Of Wight, PO40 9TQ

A block of grazing land extending to approximately 3.47 acres (1.407 ha) in a wonderful, elevated position offering truly magnificent and panoramic views across most of West Wight and The Solent.

VIEWING

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The subject land is currently used as permanent pastureland and has been used for equine purposes over recent years with a proven track record for grazing. It enjoys circa 84m of direct road frontage and a five bar gate for vehicular access. This is a significant section of land that is located close to Norton Green and Freshwater, but a short drive from the historic harbour town of Yarmouth. There is close by access to bridleways and wonderful hacking out alongside the River Yar. The land benefits from some modern fencing, but the general boundary fencing now needs some attention in sections. The western boundary abuts Hill Lane and the other three sides onto neighbouring fields. The land gently slopes downwards from west to east.

Access

The land benefits from direct vehicular access from the public highway via a single, 5-bar metal gate, which is set back. There is a hard standing in front of the gate to pass onto and the gate opens inwards, so as not to hold up any traffic that might be on the highway.

Tenure

Freehold with vacant possession.

Services

Mains Water - there is a galvanized water trough located on the western side of the land. Power is available close by.

Overage

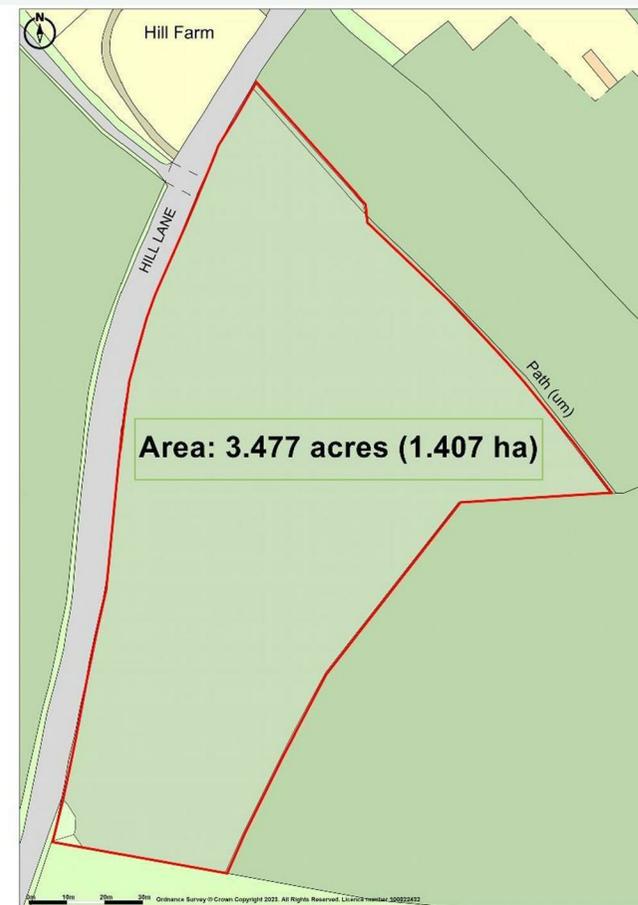
The land will be subject to an overage clause on residential development at 25% for 30 years.

Post Code

PO40 9TQ

Local Authority

Isle of Wight Council, Tel: 01983 821 000, iwight.com



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Plotted Scale - 1:1250. Paper Size - A4

Wayleaves, Easements and Public/Rights of Way

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser. Public Footpath F12, passes through the land in the north western corner, just inside the boundary for about 20m. It enters from Hill Lane in the corner of the land through a recently installed kissing gate and exits over a stile to the north. This small section of footpath runs just on the inside of the boundary and could therefore be screened off with hedging/fencing if required. It passes down to the sought after village and conservation area of Norton Green.

Viewings

Strictly by appointment with the land agent, Spence Willard.

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