SPENCE WILLARD

Land South of Moons Hill, Totland Bay, Isle of Wight

A rare opportunity to acquire a wonderful equine package/small holding comprising a quality stable block, hardstanding, natural sand school – in all, around 5.6 acres (2.26 ha)

VIEWING
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A wonderful, elevated block of land located in one of the most sought-after rural locations on the Island. The land benefits from excellent close by access to hack out over The Downs and to enjoy miles of breathtaking riding. There is a 20m x 40m fenced sand school that is unique in that its natural sand that is present just beneath the soil – furthermore the 5 fields have excellent self-drainage qualities due to the sub-soil structure. There are magnificent views from the higher sections of land and there is a patch of woodland/tree cover directly to the west of the stable block.

The land is approached off Moons Hill with a wide gate through to a hard driveway leading to the stables and land. There is a decent timber stable block comprising 4 stables, a tack room and a hay barn/hay store. On the south side of the stable block there is a good-sized concrete apron and plenty of space for parking. There is power and light in the stable block. The hay store room has large double opening doors and internally measures about 6m x 4.5m.

The fields comprise of 5 areas (with boundary fencing), which are mostly located above the sand school area. The sand school benefits from excellent wind shelters from the south west, as is lower down and has tree cover to the west. There is a track that leads up inside the western boundary to the paddocks. This a private block of land and does not have any right of way through.

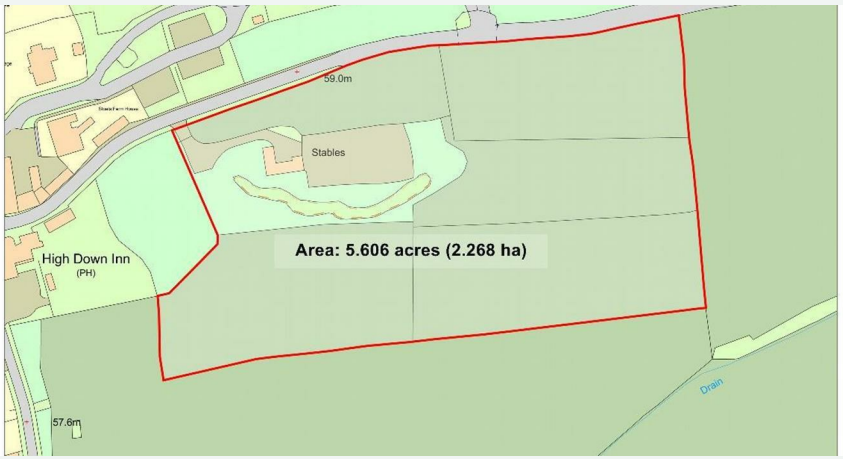
A Corniche caravan is included in the sale.

Services There is mains water connected to the land and barns with mains power.

Tenure Freehold

Postcode PO39 0HY

Viewings All viewings will be strictly by prior arrangement with the sole selling agents.



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