

SPENCE WILLARD



Lot 1, Shiloh, Ford Farm Lane, Whitwell, Isle of Wight

A substantial block of arable land on the outskirts of Whitwell on South of the Island, extending to 17.92 acres (7.25 ha).

VIEWING
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Located on the South of the Island, this parcel of arable land is currently rented to a local crop producer and there is potential to continue with this rental agreement should buyers wish. The land is delineated by a public footpath and mature trees to the South West, a hedgerow to the South, bordered by Roud Lane on the Eastern boundary and Ford Farm Lane to the North.

There currently is no mains water supply, although there is potential subject to an application to the environment agency, that a water abstraction license may be granted for the River Yar that borders the land. There is vehicular access to the land via Roud Lane and Millers Lane, although the Millers Lane access is currently overgrown.

There are 2 Lots available in this location, this being Lot 1. Lot 2 extends to 9.32 acres and is situated further down Roud Lane.

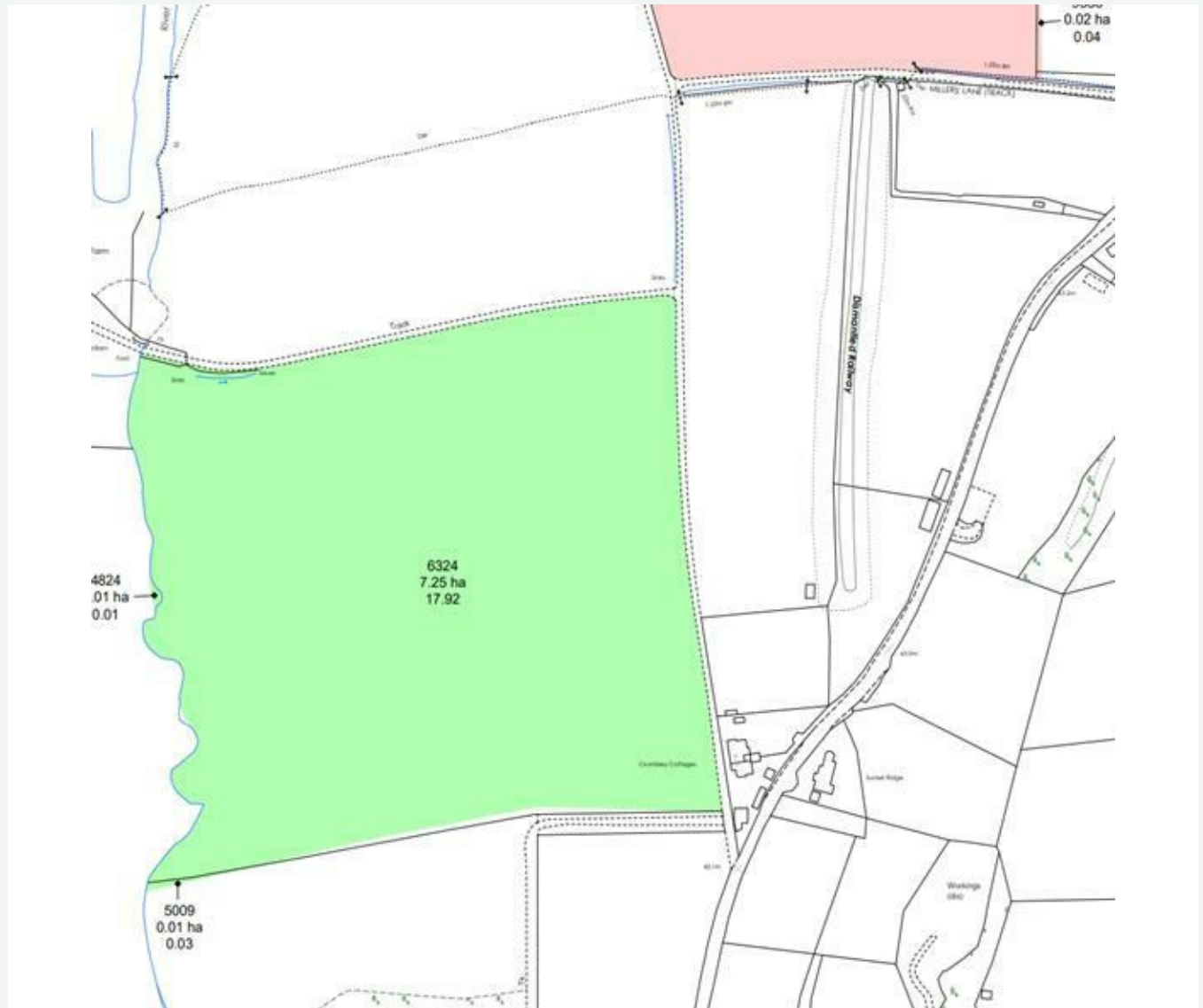
POSTCODE PO38 2NZ

PLANNING Both lots are located on the fringe of the settlement boundary and outside of the Isle of Wight Area of outstanding natural beauty.

TENURE Freehold

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



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