



Land off Town Lane, Chale Green  
£140,000

 **Megan Baker**  
Estate Agents





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## Land off Town Lane, Chale Green

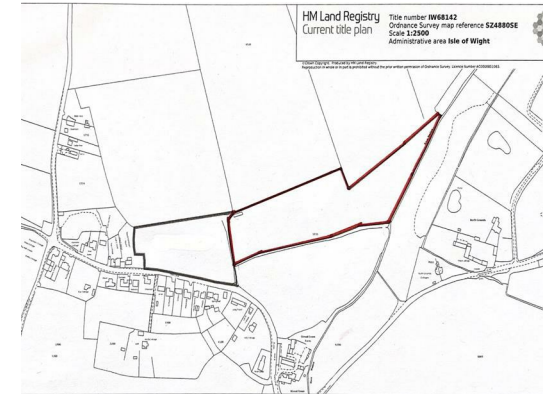
**£140,000**

This beautifully positioned land includes around 4.25 acres of grazing and approximately 2.25 acres of woodland. Set in an Area of Outstanding Natural Beauty, accessed via a track leading off Town Lane, the sunny site slopes to the south and enjoys stunning views of the surrounding countryside. The woodland is planted with a variety of young mixed trees but would benefit from a management plan being put in place. A secluded, wide grassed area runs the full length of the woodland on its northern boundary (this has been included in the estimated woodland area). There is water on site and the land is set well back from the lane with a track owned by the neighbouring field over which this piece has access. Freehold.

VIEWINGS STRICTLY BY APPOINTMENT WITH, AND ACCOMPANIED BY AGENT PLEASE.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and land measurements are given for guidance purposes only. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

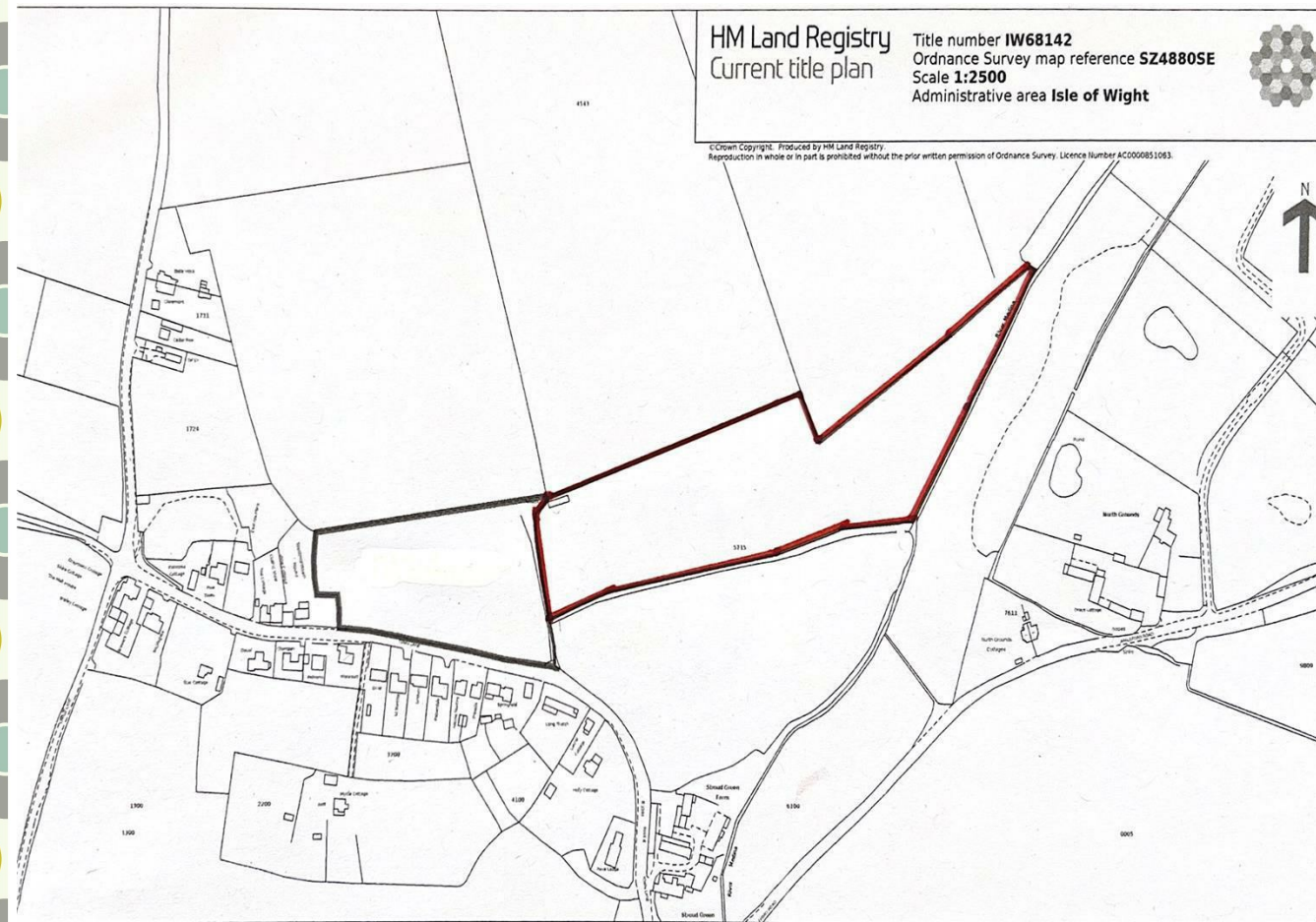




Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



# Floorplan



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

## Pop in for a chat

Megan Baker Estate Agents

128 High Street Cowes Isle of Wight PO31 7AY

[meganbakerestateagents.com](http://meganbakerestateagents.com)

