



KINGS MANOR FARM

WESTERN YAR NATURE RECOVERY PROJECT



BNG National Register Site BGS-100624001



BCM Wilson Hill

BACKGROUND



A registered and market ready site offering Biodiversity Net Gain (BNG) Credits from a landscape scale project to enhance the Western Yar SSSI, delivering world class habitat for priority wading bird species. The Western Yar Nature Recovery Project offers BNG availability across a mosaic of habitats for key red list bird species and generates wider biodiversity gains.



BACKGROUND



The Western Yar Estuary is one of a network of estuaries across the south coast. It is nationally designated for its intertidal habitats and waterbird species, for breeding, overwintering and migratory populations.

The estuary is included within the Solent and Southampton Water Special Protection Area and Ramsar site and within the candidate Solent Maritime Special Area of Conservation. The Yar Estuary SSSI is noted for its saltmarsh flora, reedbeds and wading birds.

The Project will focus on creation of wet open grassland to bolster biodiversity across the site and immediately benefit existing populations of Lapwing, Curlew and Kingfisher.

The Kings Manor Farm team have decades of experience in environmental delivery and over 50 years of track record managing the Western Yar SSSI.

The first phase of the scheme delivers medium and high distinctiveness grassland, scrub and orchard BNG units under a S106 agreement signed with the Isle of Wight council in early 2024.

The Project has ambitious targets to transform the Yar Estuary ecological baseline by 2030.

We can create bespoke BNG units where this is required.



HABITAT DETAILS



Currently grade 3 & 4b agricultural land (primarily dedicated to variable yield cereals and grass); reverting the land into a biologically, botanically and ecologically rich environment; mixed between low grass input wildflower meadows, restoration of wildlife boundaries/hedgerows with extension to woodland compartments.

The land will be managed (in accordance with stakeholder agreements) to remain as a source of BNG units and to deliver numerous wider ecological net benefits.

BNG UK Habitat Code	Description	Notes
g3c	Neutral grassland	High quality grassland habitat. Priority habitat for wading birds around the estuary. Medium distinctiveness. Able to serve the needs of most simple development sites
h3h	Mixed scrub	Thick scrub with a range of native plant species. Provides excellent habitat for nesting birds. Medium distinctiveness. Key unit type for development sites where scrub is present
27	Traditional orchard	Low density orchards using traditional native fruit and nut species. High distinctiveness habitat which can be used to serve a wide range of needs under the BNG trading rules.
h2a	Hedgerow priority habitat	Traditional native mixed hedgerow. Establishment of habitat corridors for wildlife across the site. Medium distinctiveness



GENERAL REMARKS & STIPULATIONS



Method of Sale

The BNG units are offered for sale by private treaty.

Units available

Current phase : BNG units Scheme Units available for all development sites across the south of England

Postcode

PO40 9TL

What3Words

///whisker.mimics.songbird

Viewings

By appointment with BCM Wilson Hill

Contact

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Plans, Areas & Schedules

These plans are for reference only. They have been checked and computed by the agent and the Enquirer(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a transaction or entitle any party to compensation in respect thereof.

NB These photographs and particulars are as at October 2024

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