



Newclose Farm Newport, Isle of Wight

Hose
Rhodes
Dickson

STRUTT & PARKER

Newclose Farm

Newport, Isle of Wight
PO30 1YR

One of the most picturesque
farms on the Isle of Wight

Newport 1 mile, Ryde 8 miles, Cowes 5 miles
(Southampton 25 minutes)

Four bedroom farmhouse
Two bedroom cottage | Stable yard
Range of agricultural buildings
Beautiful farmland with sporting potential
EPC rating C
About 334.53 acres (135.39 ha)

Situation

Newclose Farm stands in an elevated position just to the south of the county town of Newport. The property has beautiful views across its own farmland and sits in an unspoilt location close to Carisbrooke Castle. It is about 5 miles to Cowes with fast ferry crossing to Southampton in about 25 minutes.

The Property

The farmhouse was built in 1994 and was originally part of a smaller farm. The current owners have built up Newclose Farm to the current size. The farm is now an attractive and productive holding which has been cherished by the owners over the last 15 years. The farm is a perfect blend of productive agricultural land and a high degree of amenity.





Lot 1

Newclose Farm – 78.85 acres

Lot 1 includes Newclose Farmhouse, an attractive brick farmhouse in an elevated position. The ground floor comprises:

Entrance hall, dining room, drawing room, sitting room, rear lobby, study, kitchen/breakfast room and utility room.

On the first floor there is a galleried landing with four bedrooms including a bathroom and dressing room to the main bedroom, family bathroom and two further shower rooms.

Outside there are formal lawns and a terraced area with attractive gardens.

Close to the house stands the cottage which originally formed part of the dairy for the farm and comprises two bedrooms and adjoins the stable block. The stable block contains four boxes and is currently let as a livery yard.

The house and cottage have photovoltaic solar panels.



Floorplans
Gross internal area 3,239 sq ft (300.9 sq m)
For identification purposes only.



TOTAL APPROX. FLOOR AREA 3239 SQ.FT. (300.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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In addition to the stables there are a number of barns including

- American style barn (13.7 m x 9.7 m), Workshop/store (18.3 m x 11.9 m),
- Open barn (18.2 m x 12 m), lean-to (12 m x 7 m)
- Hay barn (7.8 m x 1.58m).

There are four boxes in the livery yard and the open fronted barn contains the farm office and butchery room. In addition there is a sand school (28 m x 54 m).

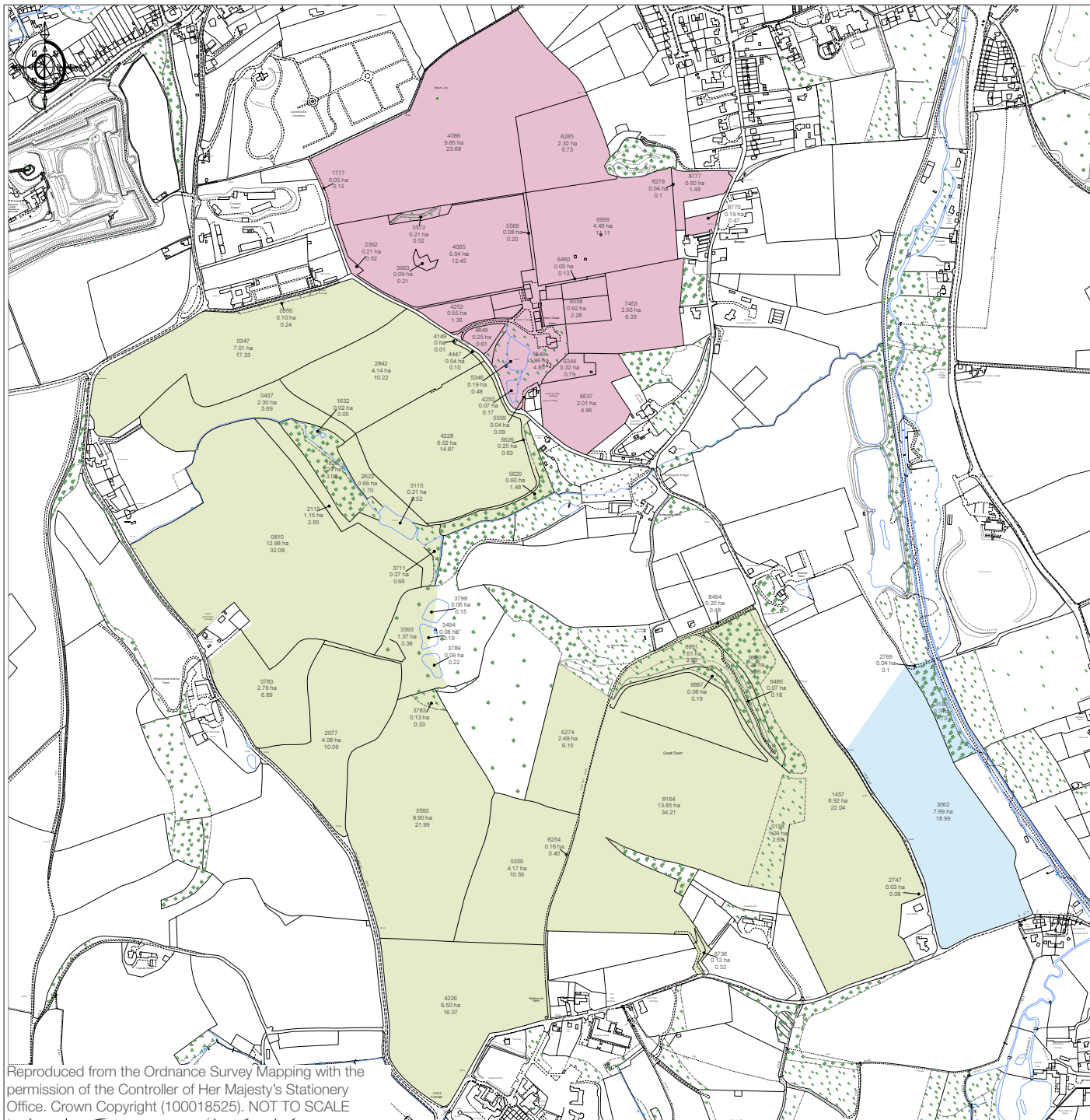
Lot 2 – 234.86 acres

The land comprises approximately 213.79 acres of grass, arable and 18.88 acres of woodland. Situated at the centre of the land are some attractive fishing lakes which give a high degree of amenity and as well as income potential. The land has the potential to form an enjoyable shoot.

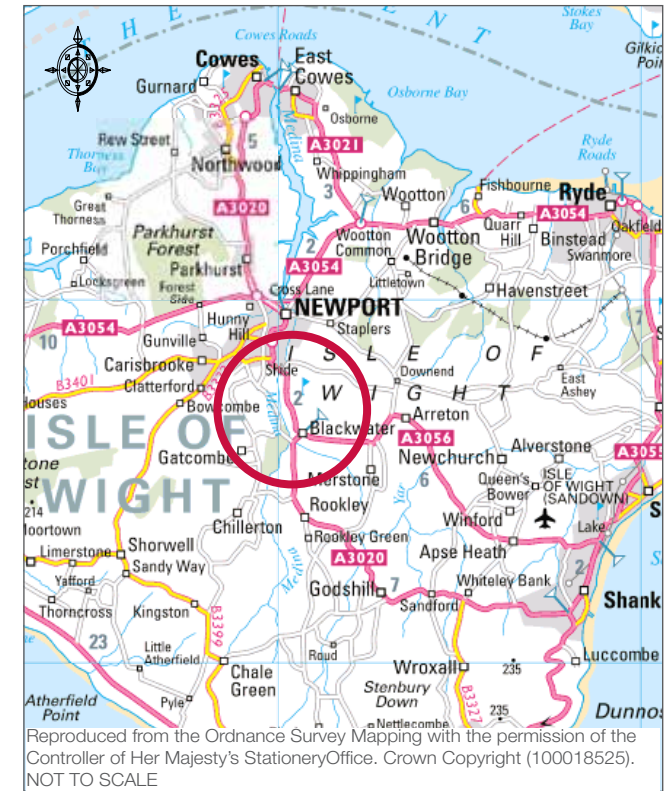
Lot 3 – 20.82 acres

An off lying field of 19 acres with road frontage and a small area of woodland.





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General Remarks and Stipulations

Method of Sale: Newclose Farm is offered for sale as a whole or in three lots.

Tenure: Vacant possession on completion. Stable cottage is let on an assured shorthold tenancy until December 2015. The current rent is £670 per month. There are two herbage agreements on the land. The stables are let on a month to month basis for use as livery.

Fixtures and Fittings: All those items usually regarded as tenant's fixtures and fittings are specifically excluded from the sale.

Planning: The farmhouse is subject to an agricultural occupancy condition.

Overage: There will be an overage clause on Fields 8777 and 8770. Details from the agents.

Basic Farm Payment: The land is registered for the basic farm payment. The vendors will use their best endeavours to transfer the basic farm payment to the purchaser on completion. The vendors will claim the 2015 basic farm payment.

Sporting Rights: The sporting rights are included in the sale.

Local Authorities: Isle of Wight Council, County Hall, High Street, Newport, Isle of Wight PO30 1UD

Tel: 01983 821000

Wayleaves, Easements and Rights of Way:

The property is being sold subject to and with the benefit of all existing easements and rights of way, whether public or private especially mentioned or not. There are a number of public rights of way across the farm.

VAT: Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the cottages and buildings.

Services: The house and cottage have mains water, gas and electricity and shared septic tank.

Directions

From Newport take the B3323 towards Carisbrooke. Turn left up Cedar Hill towards Carisbrooke Castle and at the mini roundabout go straight over. Take the first turning left by The Priory into Nunnery Lane. Newclose Farm will be found on the left hand side after approximately 400 yards.

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