

# PALMERS FARM

BROCKS COPSE ROAD • WOOTTON BRIDGE • ISLE OF WIGHT • PO33 4NP









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A rare opportunity to acquire a stunning residential farm with water frontage and far reaching Solent views.

Palmers Farm comprises approximately 175.46 acres (70.18 ha) of pasture, woodland and creek frontage on the northeast coast of the Island with extant planning permission for a substantial 7000 sqft country house as well as two new agricultural barns. This unique ring-fenced estate includes areas of SSSI, AONB and RAMSAR as well as significant natural capital potential.

Available as a whole, or in two lots.

## Lot 1

Agricultural land, Woodland and Creek frontage including planning permission for two farm buildings ,all extending to 138.22 acres (55.94 ha)

## Lot 2

Park Lodge - a superb plot for a new country house with pasture, woodland and creek frontage , all extending to 37.24 acres (15.07 ha)

Guide Price:

Lot 1 - £1,250,000

Lot 2 - £1,500,000

Whole - £2,750,000

In all approx. 175.46 ac (70.18 ha)

## WINCHESTER

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Sutton Scotney, Winchester,  
Hampshire SO21 3NZ

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## PETERSFIELD

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## SITUATION

Palmers Farm occupies a unique position on the north-east coast of the Isle of Wight, enjoying stunning views over The Solent as well as having water frontage to Kings Quay.

The farm is accessed via its own private drive with the added benefit of no public or private rights of way running through the land providing complete privacy. Ferry links to Portsmouth and Southampton are both within close proximity.

Kings Quay is a stunning inlet that was recently described by the Area of Outstanding Natural Beauty (now the IOW Natural Landscape) as "the last unspoilt inlet on The Solent". It is a haven for many species of wading birds.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including St Georges, Freshwater & Shanklin and Sandown Golf Club.

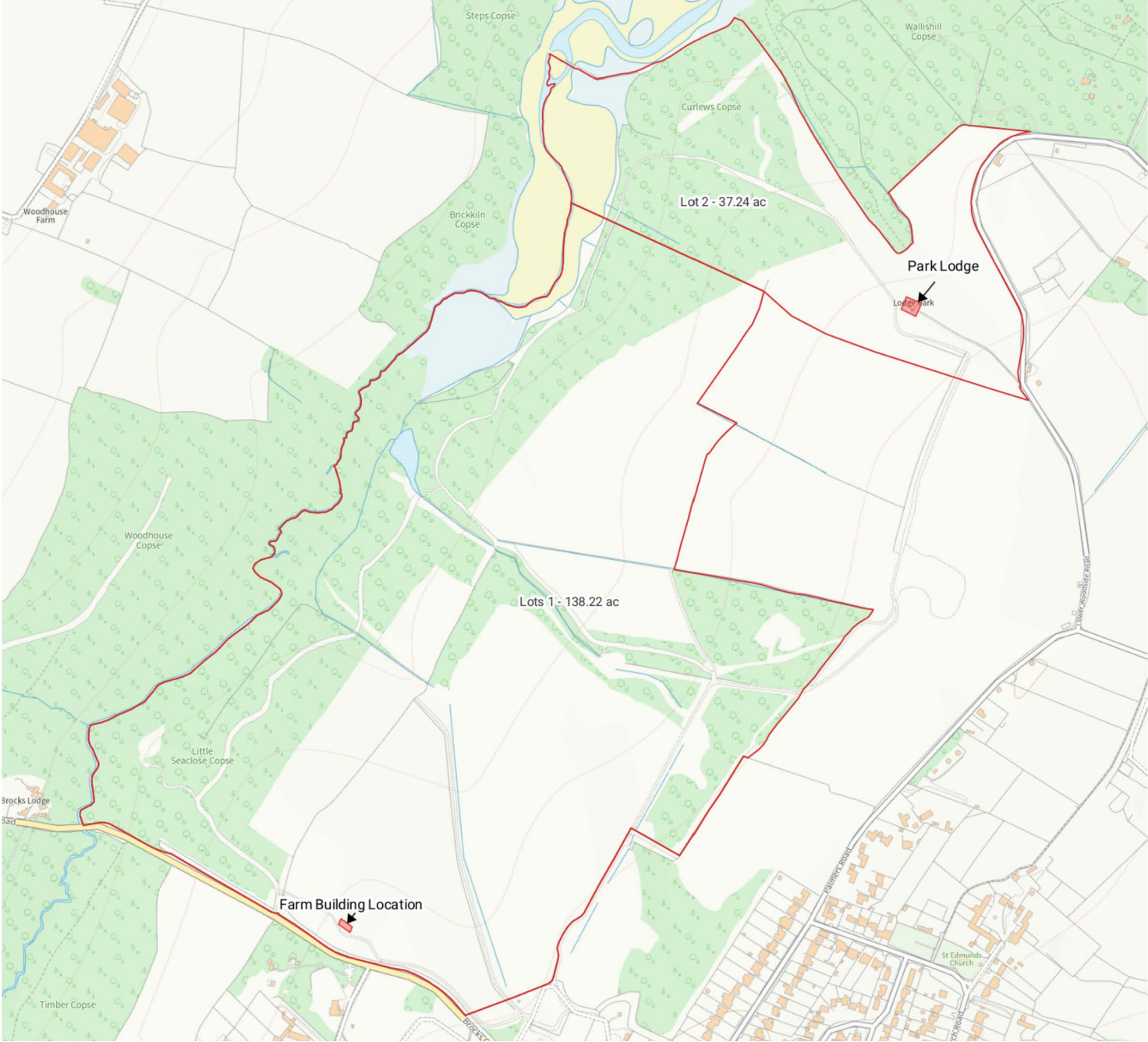
Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education classes from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep. There are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor, The Hut in Colwell Bay and The Smoking Lobster in Ventnor and Cowes.





**LOTING PLAN - NOT TO SCALE**





## LOT 1 - WOODLAND/CREEK FRONTAGE

The land has high ecological value and biodiversity potential attracting wading birds and marine life into this unique landscape. Gently sloping towards the west, the land runs towards the picturesque Kings Quay which provides small boat access (subject to tide) to the sea, giving the opportunity to enjoy all the Solent has to offer. It includes areas of ancient woodland and benefits from SSSI and RAMSAR designations.

The new woodland was established in 2001 and managed under a woodland management plan. The woodland/creek frontage is split as:

Description	Acres	Ha
Woodland	60.51 ac	23.27 ha
Creek	4.87 ac	1.97 ha





## LOT 1 - AGRICULTURAL LAND

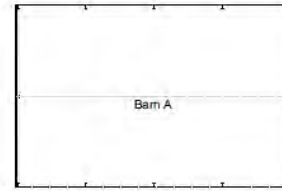
A substantial block of agricultural land extending to 72.84 acres (28.01 ha) and is established to ley grassland having previously supported arable crops. The land is well served with internal access tracks.

Lot 1 includes planning permission for two substantial farm buildings (see sale plan for position). The buildings measure 219m<sup>2</sup> and 115m<sup>2</sup>.

The land may have high natural capital value potentially capable of generating biodiversity off set units from the agricultural land enhanced by its rare creek frontage.



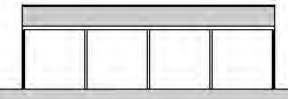
## NOT TO SCALE



Proposed Floor Plan 1:200



North Elevation 1:200



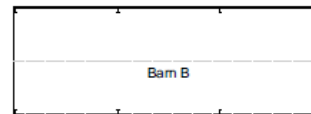
East Elevation 1:200



South Elevation 1:200



West Elevation 1:200



Proposed Floor Plan 1:200



West Elevation 1:200



North Elevation 1:200



East Elevation 1:200



South Elevation 1:200



## LOT 2 - PARK LODGE

A superb plot with extant planning consent for the demolition of the existing lodge and replacement for a substantial and impressive 7,000sqft Georgian style country house, with exceptional Solent views and enjoying private access to the creek at Kings Quay.

Park Lodge is perfectly situated within its own secluded parcel of pasture, woodland and creek land and sits within a plot of 37.24 acres (15.07 ha).

The plans currently set out Park Lodge as:

### **Main House:**

Ground Floor - Entrance Hall, Drawing Room, Study/Library, Boot Room/WC, Kitchen/Dining/Family Room.

First Floor - Principal Bedroom Suite with dressing room and bathroom. Two further en-suite bedrooms.

Second Floor - Three attic rooms to create two further bedrooms and bathroom.

### **Guest Cottage:**

Reception Room, Cloakroom/WC, 3 Bedrooms, Family Bathroom.

### **Estate Office**

### **Treble Garage/Machinery Store**









# Location Plan





## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Palmers Farm is offered for sale by private treaty as a whole, or in two lots.

### Access

**Lot 1** There is direct access off the public highway at Brocks Copse Road via a newly constructed farm entrance.

**Lot 2** There is vehicular access from Lower Woodside Road.

### Services

Park Lodge is currently served by a mains electric, mains water and private drainage system.

The Land for both lots are served by a mains water connection to livestock drinking troughs.

### Tenure And Possession

Freehold with vacant possession on completion.

### Planning

Park Lodge- 21/01070/FUL  
Farm Buildings- 20/01616/6PA  
Farm Entrance- 21/00850/FUL  
Further details from selling agents.

### Statutory Land Designations

Site of Special Scientific Interest- Kings Quay Shore- Ref 1000703  
Special Area of Conservation- Solent Maritime- Ref UK0030059  
Special Protection Area- Solent & Southampton Water- Ref UK9011061  
Ramsar Site- Solent & Southampton Water- Ref UK11063

### Covenant

There is a restrictive covenant in favour of the neighbour "Seafield" that only allows part of Lot 1 to be used for agricultural, forestry and nature/rewilding purposes. Further information can be made available from the selling agents.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

### Overage

Lot 1 will be subject to overage provisions below:

(i) A 35% uplift on non agricultural development for a term of 30 years.

(ii) A 35% uplift on sales of natural capital off set units for 30 years.

### Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Sporting and Timber Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned.

### Local Authority

Isle of Wight Council

### Postcode

PO33 4NP



takes.listen.riverbed

### Natural Capital

The land could potentially generate income from Natural Capital and selling Off-Set Units. The vendor has commissioned a report from an ecologist to understand its potential. A report is available from the selling agents.

EPC - N/A

Council Tax - N/A

### Agricultural Land Classification & Soil Information

Part of Lot 1 is Grade 4 and the remainder is Grade 3. The majority of Lot 2 is Grade 3 with a small majority being Grade 4. Lot 2 is freely draining slightly acid loamy soils whereas Lot 1 is slowly permeable seasonally wet slightly acid but base-rich loam and clay soils.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Fixtures and Fittings

BCM will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### Viewings

Viewings strictly by appointment with BCM.

### Broadband

Up to 900 Mbps

### Additional Land

Further land could be available, details are available with selling agents.

### Rights of Way

The King Charles III Coastal Path route has been agreed in principle with Natural England. Further information available on request.

### Selling Agent

BCM, Isle of Wight office, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at May 2024 and photographs taken May 2023.





## WINCHESTER

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