



STREET PLACE FARM

Quarry Lane, Calbourne, Isle of Wight, PO30 4LA



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

STREET PLACE FARM

Quarry Lane, Calbourne, Isle of Wight, PO30 4LA

A stunning residential farm, extending to approximately 104 acres enjoying views towards Lymington including a Grade II listed farmhouse, separate one bedroom cottage, a range of modern and traditional farm buildings and approximately 99 acres of pastureland.

Available as a whole, or in three separate lots.

STREET PLACE FARMHOUSE

Ground Floor: Entrance Hall | Reception/Dining Room | Study | Kitchen | Snug | The Old Dairy | Scullery

Ground Floor - 1256 sq. Ft / 116.40 sq. m.

First Floor: Master Bedroom | Three Further Double Bedrooms | Single Bedroom | W.C | Family Bathroom

First Floor - 1207 sq. Ft / 112.2 sq. m.

Second Floor: Attic (Restricted Head Height)

THE WILLOWS (HOLIDAY LET)

Bedroom | Lounge | Kitchen | Shower Room/W.c.

321 SQ.FT / 29.8SQ.M

FARM BUILDINGS

Several modern and traditional farm buildings, including substantial yardage.

GARDENS AND GROUNDS

Pond | 2 Acres of Gardens surrounding the Farmhouse

Outbuildings | Well

LAND

Approximately 99 acres of gently undulating pastureland set over several blocks.



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LOCATION

Street Place Farm is set in an idyllic location, between Calbourne and Shalfleet on the Isle of Wight along a privately owned farm track off Quarry Lane. The farm is situated within the Isle of Wight National Landscape (previously known as the Isle of Wight Area of Outstanding Natural Beauty) enjoying spectacular views towards its own land & in some areas, towards Lymington Harbour.

The historic harbour town of Yarmouth (a 12 minute drive) has a good range of amenities, and a regular ferry service to Lymington. There are two well supported/ vibrant sailing and yacht clubs in the Town. From the Lymington ferry terminal there is direct access to the train network. The popular coastal restaurant 'The Hut' is located at Colwell which is just over 4 miles from the property.

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 Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education 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 and 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 Marlborough College in Wiltshire. The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, Colwell Bay and The Smoking Lobster, Cowes.



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THE PROPERTY

Street Place Farmhouse is a Grade II Listed stone property steeped in history. Dating back to 1750, it previously formed part of the larger estate of Swainston Manor, situated further east.

Fast forward to today and the farmhouse has much retained character but does require modernisation to bring it up to the 21st century.

GROUND FLOOR

Entrance Hall

A spacious entrance hall with flagstone floors and feature stone archway.

Dining Room

A good sized room with original flagstone flooring, gas fire and windows to the front garden providing plenty of natural light.

Study

A good sized room with wood fire, windows to the rear garden again providing natural light.

Kitchen

A double aspect room with timber beams, timber units and worktops.

Snug

A small room with Oil fired AGA, window to the rear garden and original flagstone flooring.

The Old Dairy

A fine former dairy being dual aspect and enjoying original flooring.

Scullery

A good sized utility room with hand basin and original flagstone flooring.

FIRST FLOOR

Landing

Large landing with pillars and space for storage and sitting.

Master Bedroom

A good sized master bedroom with views over the front garden and built in storage.

Family Bathroom

A good sized family bathroom with feature timber beams, walk in shower, wash hand basin. This room benefits from a small airing cupboard.

Bedroom 1

Double bedroom with views over the rear gardens.

Bedroom 2

A large bedroom with chimney, timber flooring and views over the front garden.

Bedroom 3

A small double bedroom with views over the rear garden.

Bedroom 4

A further good sized double bedroom with timber flooring and views to the front.

SECOND FLOOR

Stairs from the first floor lead up to a good sized attic, spanning the majority of the house with electric, insulation and double aspect.





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OUTSIDE

Surrounding the Farmhouse is a delightful residential garden extending to just under 2 acres including a number of outbuildings, natural pond, original well, external w.c., and a lawn garden.

THE WILLOWS

To the east of the Farmhouse, there is a holiday let of stone construction which is successfully let producing a gross income of about £30,000 per annum. The cottage includes a kitchen/dining/lounge, bedroom and separate w.c. There is a small courtyard garden and parking area.





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FARM BUILDINGS

There are a substantial range of farm buildings which are included and are annotated on the building plan as described below.

Letter	Description	Construction	Size
A	Utility Room/Store	Brick & Block with Asbestos Roof	4.25m x 3.00m
B	Stone Barn with 3 Bay Car Port	Stone with Slate Roof	10.15m x 7.14m
C	Tool Shed	Stone with Slate Roof	6.6m x 4.7m
D	Cattle Pen	Stone with Asbestos Roof	5.1m x 5.1m
E	Cattle Barn	Timber Frame and Slate Roof	9.9m x 5m
F	Hay Barn	Timber frame with corrugated metal roof	23.4m x 8.2m
G	Hay/Cattle Barn	Steel Frame with Asbestos Roof	13.7m x 22.07m
H	Hay Store	Steel Frame with Corrugated Metal Roof (partially covering)	6.61m x 13.11m
I	Machinery Store	Brick/Timber Frame with Asbestos Roof	4.3m x 14.8m
J	Machinery Barn	Steel Frame with corrugated sides and asbestos roof	18.4m x 9.5m
K	Storage Barn	Steel frame with tin roof	8.7m x 3.3m
L	Cattle Barn	Steel Frame with Asbestos Roof	14.6m x 8.6m
M	Lean To	Steel Frame with Asbestos Roof	15.9m x 3.5m
N	Machinery Barn	Stone with Asbestos Roof	16.9m x 7m
O	Lean To	Stone with Asbestos Roof	5.25m x 5.30m
P, Q, R	Hay Barn, Machinery Store and Kennels	Stone Barn with Asbestos Roof	14.6m x 12m

There is approximately 6880 sqft of yardage at the property.

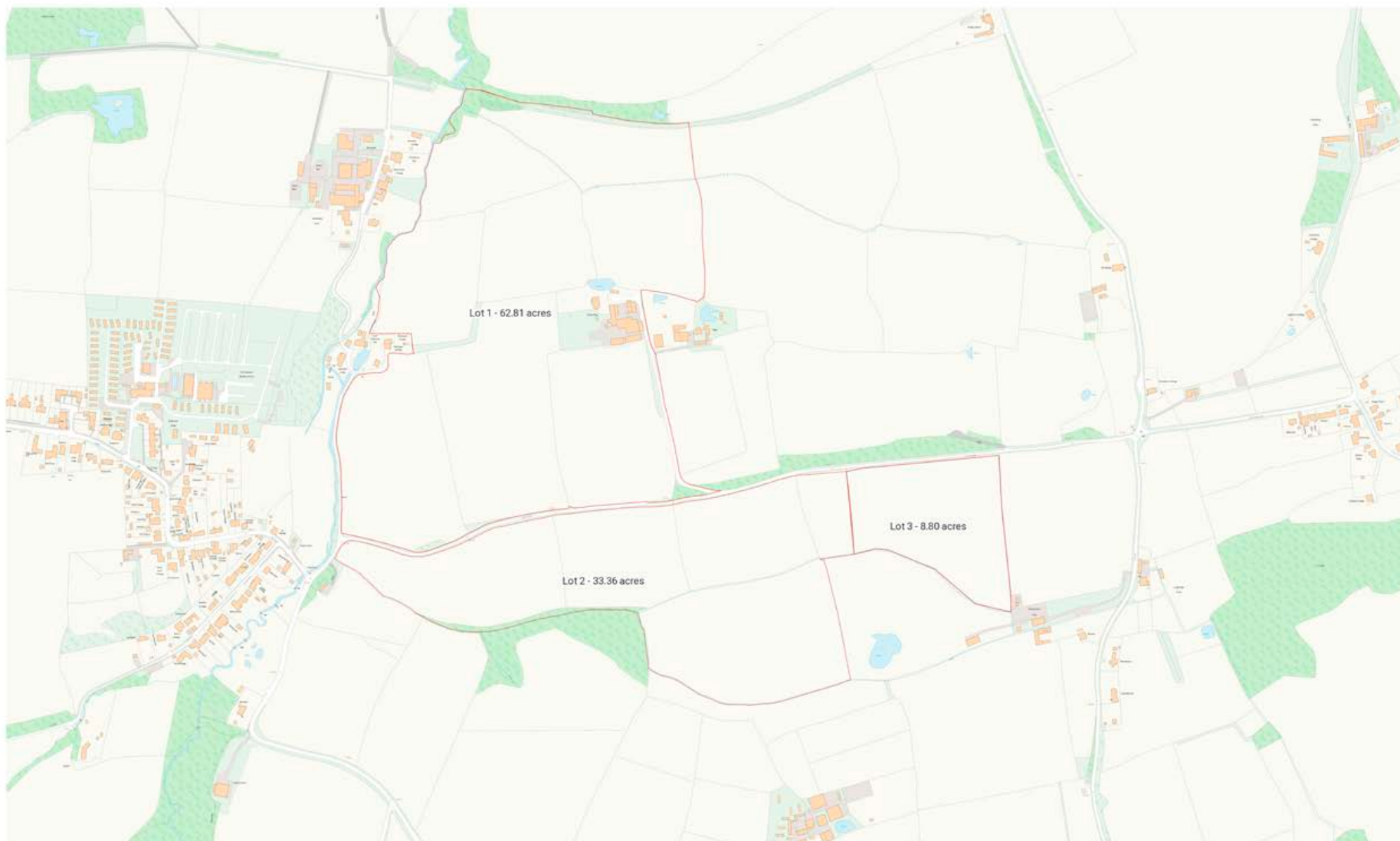


FARMLAND

The land is set over two separate blocks, extending to about 99 acres of permanent pastureland which is currently grazed by sheep and cattle. The land enjoys spectacular views towards its own land as well as distant views towards Afton Down & Lymington Harbour.



Street Place Farm Calbourne



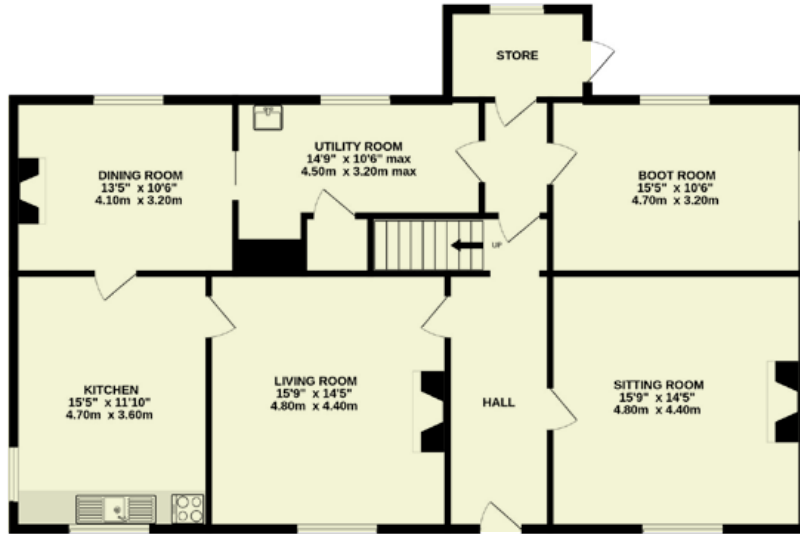
Produced on Land App, Jan 27, 2025.
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100 m
Scale 1:2500 (at A1)

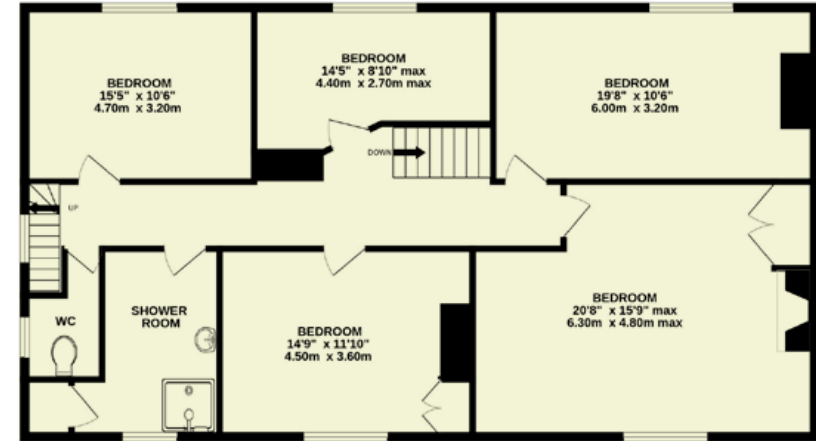


(Not to scale)
 Approximate Gross Internal Floor Area
 Main House: 228.6 sq.m or 2,460 sq.ft
 The Willows: 29.8 sq.m or 321 sq.ft

Main House

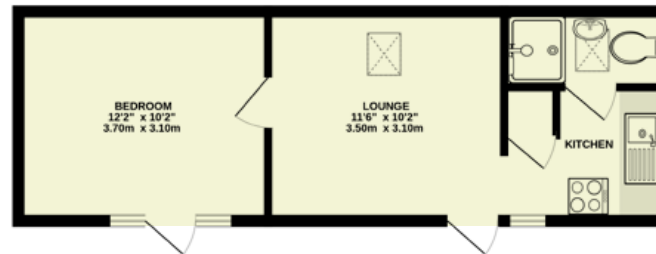


Ground Floor



First Floor

The Willows



Ground Floor

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- 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.
- 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 Wilson Hill tested them.

GENERAL REMARKS

Method of Sale

Street Place Farm is offered for sale by private treaty, as a whole or in three separate lots. NB: Lot 1 will not be sold away separately until Lot 2 and 3 have transacted, if they are to sell as individual lots.

Rights of Way (Public & Private)

There are no public rights of way over the property. The closest two neighbours benefit from an all-purpose right of vehicular access over the farm access track within Street Place Farm's freehold.

Access

Lot 1	There is direct vehicular access off the public highway (Quarry Lane) then along a private drive (within ownership) leading to the farmhouse.
Lot 2	There is direct vehicular access off the public highway (Quarry Lane) via a 5 bar metal gate.
Lot 3	There is direct vehicular access off the public highway (Quarry Lane) via a 5 bar metal gate.

Services

Farmhouse -The farmhouse is connected to mains water and mains electricity. The property is heated via an Oil Fired AGA and electric storage heaters in some of the property. Drainage is via a septic tank.

Cottage - The cottage benefits from mains water and electric. Heating is via electric storage heaters. Drainage is via a newly installed Bio Bubble Treatment Plant.

Buildings - The buildings are served by 2 phase electric and water.

Land - Several of the fields benefit from water troughs.

Broadband

The property is connected to 4g internet.

Tenure

With vacant possession completion or other subject to the tenancies and licences listed below.

Holdover

The vendor will be retaining holdover on two of the barns as well as a field at the property (further details can be made available by the selling agent) until 31st October 2025.

Building Safety/asbestos

The farm contains some Asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the sole selling agent.

Council Tax/Business Rates

The Farmhouse - Council Tax Band - F

The Willows - Business Rates - Rateable Value of £1,425 however the vendor claims Small Business Relief.

Stewardships and Subsidies

The seller has entered into a Countryside Stewardship Mid-Tier Agreement with the Rural Payments Agency. The purchaser will be contractually bound to inherit the Countryside Stewardship Agreement (which commenced on 01.01.24 and ends 01.01.2026), which generates circa £17,500 per annum, however, if they would prefer not to, the buyer would be expected to pay any RPA early termination penalty post completion.

EPCs

The Farmhouse - Exempt due to listing

Willows - TBC

Buildings - TBC

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 popes whether referred to in these particulars or not.

Sporting, Timber and Mineral Rights

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

Postcode

PO30 4LA

Local Planning and Listed Building

The farmhouse is Grade II listed under reference List Entry Number: 1292703 and listed on:28-Mar-1994

We understand that the cottage cannot be away separately from the main house under conditions of the planning consent.

Holiday Lettings

The purchaser will be required to honour existing bookings made for The Willows.

Live and Dead Stock

Live and Dead Stock can be available by separate negotiation, an inventory can be available from the selling agent.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill 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.

Health and Safety

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

Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may 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.



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Viewing

By appointment with BCM Wilson Hill only.

Selling Agent

Thomas Dawson & James Attrill
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NB: These particulars are as at February 2025 + photographs taken July 2024.



Isle of Wight

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