



Symonds
& Sampson

ESTABLISHED 1858

Glebe Farm

Calbourne • Isle of Wight

Glebe Farm

Calbourne, Isle of Wight PO30 4JL

Newport 6 miles • Cowes 10 miles • Yarmouth 5 miles
(Distances & times approximate)

A ring fenced grassland farm in a private setting with farmhouse, range of traditional and modern buildings, livery yard and holiday site.

- Prime private position on the Isle of Wight
- Three-bedroom farmhouse with the potential to extend (STP)
 - Range of traditional buildings
 - 6 plot holiday home site
 - Livery yard with arena

In all about 53.10 acres (21.49 hectares)

For Sale by Private Treaty

**Freehold with Vacant Possession EPC – E
Council Tax Band - D**





Introduction

Glebe Farm is an attractive private amenity farm, in a ring fence with outstanding views and potential situated just outside of the Isle of Wight National Landscape. The current owners have historically managed the farm for livestock, equestrian and amenity purposes with a profitable livery yard and six plot holiday site. There are a range of traditional farm buildings that have potential for alternative uses and conversion, along with a range of modern farm buildings that are suited for agricultural and equestrian use. The farm benefits from an attractive private location down a 200m private drive, sat centrally within the land, with no other properties overlooking and no rights of way.

Situation

Glebe Farm lies in a highly attractive location on the Isle of Wight with excellent transport links to Newport, Cowes and Yarmouth, allowing ferry trips to the mainland with ease. Calbourne is one of the most unspoilt villages on the island, with a working water mill close by.

The Farmhouse

Glebe Farmhouse is a 1940's three-bedroom farmhouse, that has been decorated and modernised throughout by the current owners. Approached by a private drive and sat centrally within the ring-fenced farmland, the property internally has undergone a recent renovation with a new central heating system, internal wall insulation, replastering and redecoration. There are three bedrooms on the first floor with a modern family bathroom, and on the ground floor two large reception rooms, boot room, large shower and utility room, WC and a conservatory to the rear.

The Farm Buildings

Glebe Farm, benefits from a range of modern and traditional farm buildings extending to 17,603 sqft which are ready to use for either agricultural, equestrian or amenity purposes. There is a mix of construction types such as steel portal frame, timber farm and traditional red brick build. The farm is outside the National Landscape (AONB) so there is good potential for further conversion to residential or commercial uses under Class R or Class Q permitted development.



The Land

Glebe Farm extends to 53.10 acres (21.49ha) of pasture in a ring fence. The land is Grade 3 and the soil type is identified as slightly acid loamy clay soils with moderate to high fertility. It is well suited to grass production for grazing of livestock and horses, also producing good hay and silage.

Equestrian

The livery yard run from Glebe Farm currently has ten liveries with the potential to increase this number. There is a 40 x 60 sand school which has been installed to the rear of the farmyard. The paddocks lend themselves well to being divided further and utilised for livery purposes.

Holiday Site

The farm operates a six plot holiday site with six static caravans installed with the potential to increase this number. The holiday site is typically fully booked each year through the summer months and the capacity and prices could be increased.

Services

Mains water and electricity

Private drainage, with three septic tanks installed with single phase electric

LPG heating

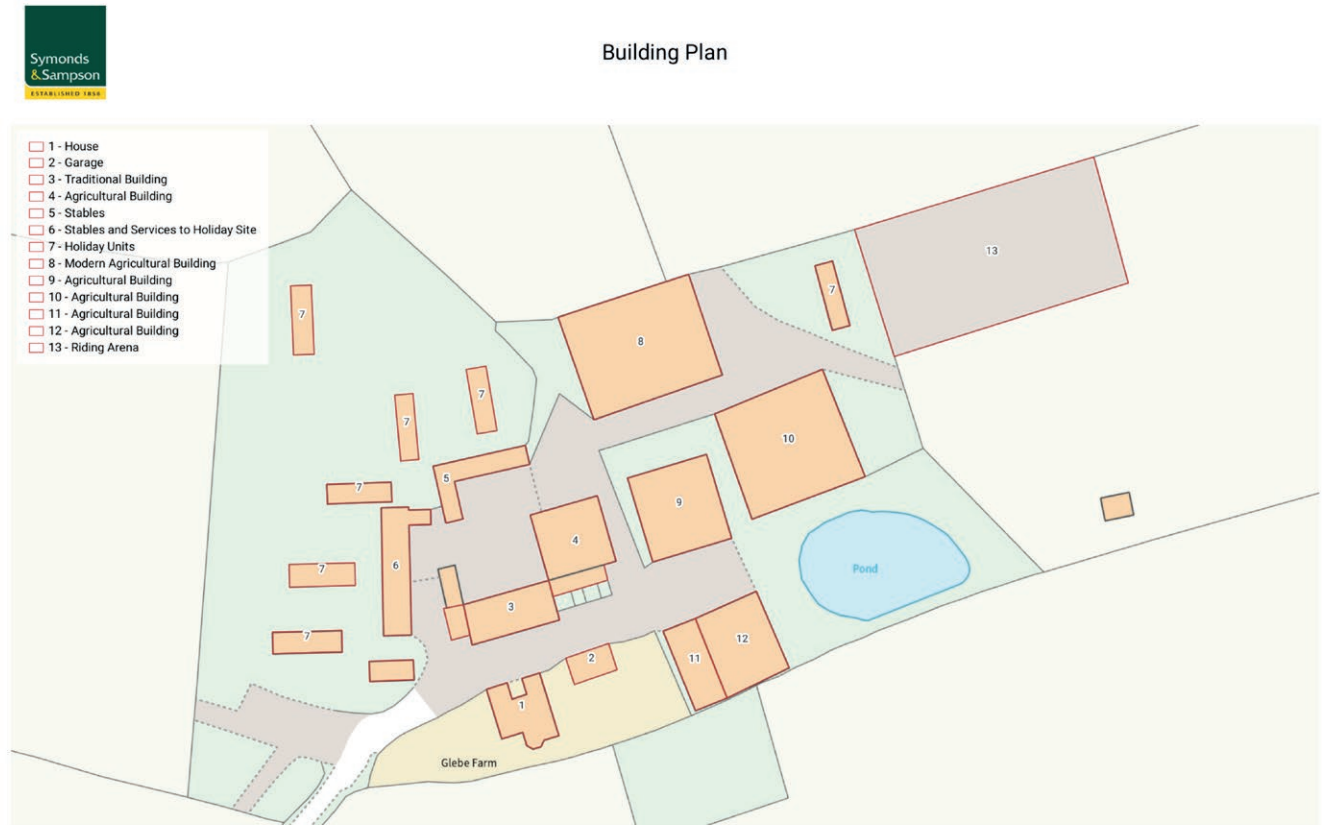
Broadband - fibre to be installed shortly

Agricultural Schemes

The farm is registered with the RPA and field parcels can be transferred on completion with the delinked payments being retained by the current owner. There are no other agricultural schemes present.

Designations

The house and buildings are not listed. The farm sits within a nitrate vulnerable zone and there are no public footpaths that cross or enter the property.





Local Authority

Floor 1, County Hall, High Street, Newport, Isle of Wight PO30 1UD

Farm House Council Tax Band - D EPC - E

Broadband – copper, download speed 29.4mbps and upload speed 6.58mbps with fibre to be installed shortly

Tenure and Possession

Freehold with vacant possession on completion

Ingoing Valuation

The purchaser shall in addition to the purchase price pay for any growing crops and other acts of husbandry in accordance with CAAV costings. Cost of stores including seeds, chemicals, fertilisers and fuel will be charged at cost. Silage and straw remaining in the holding will be paid for at market value. Should the valuation not be agreed within four weeks of completion, the matter will be referred to a single independent expert appointed by the vendors. Subject to

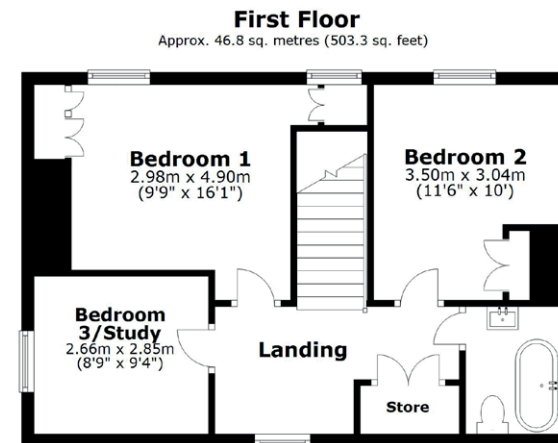
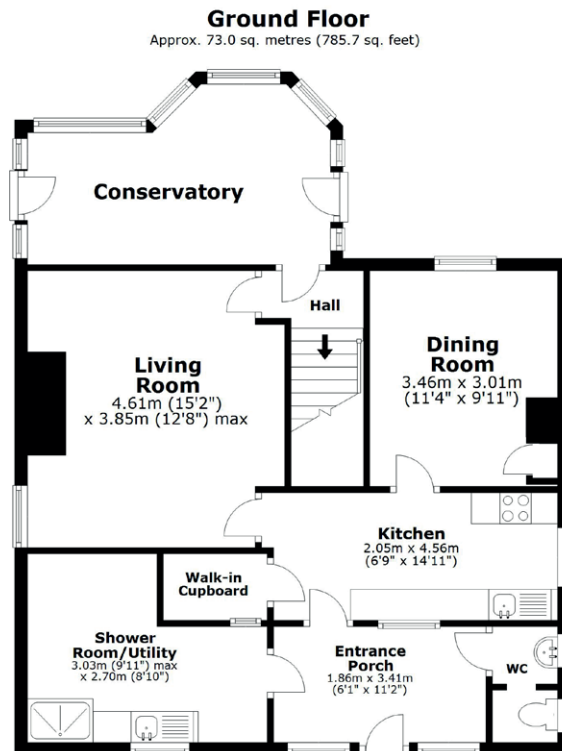
timings holdover may be required and early entry will be permitted for a purchaser to conduct tillage and sowing crops at their risk and cost. The vendors reserve the right to hold a farm dispersal sale of livestock and machinery post completion.

Directions

Turn left on exit from the ferry terminal and join the A3054. Continue on this road until Shalfleet. Go through the village, passing the garage on your left and approximately 200 yards on your right take the road marked Elm Lane. Stay on this road until The Sun Inn at Calbourne. Turn right and then turn right again towards Newbridge. Almost immediately on the right you will see the sign to Glebe Farm.

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Chris Powell or Jack Curnick-James on 01380 710535

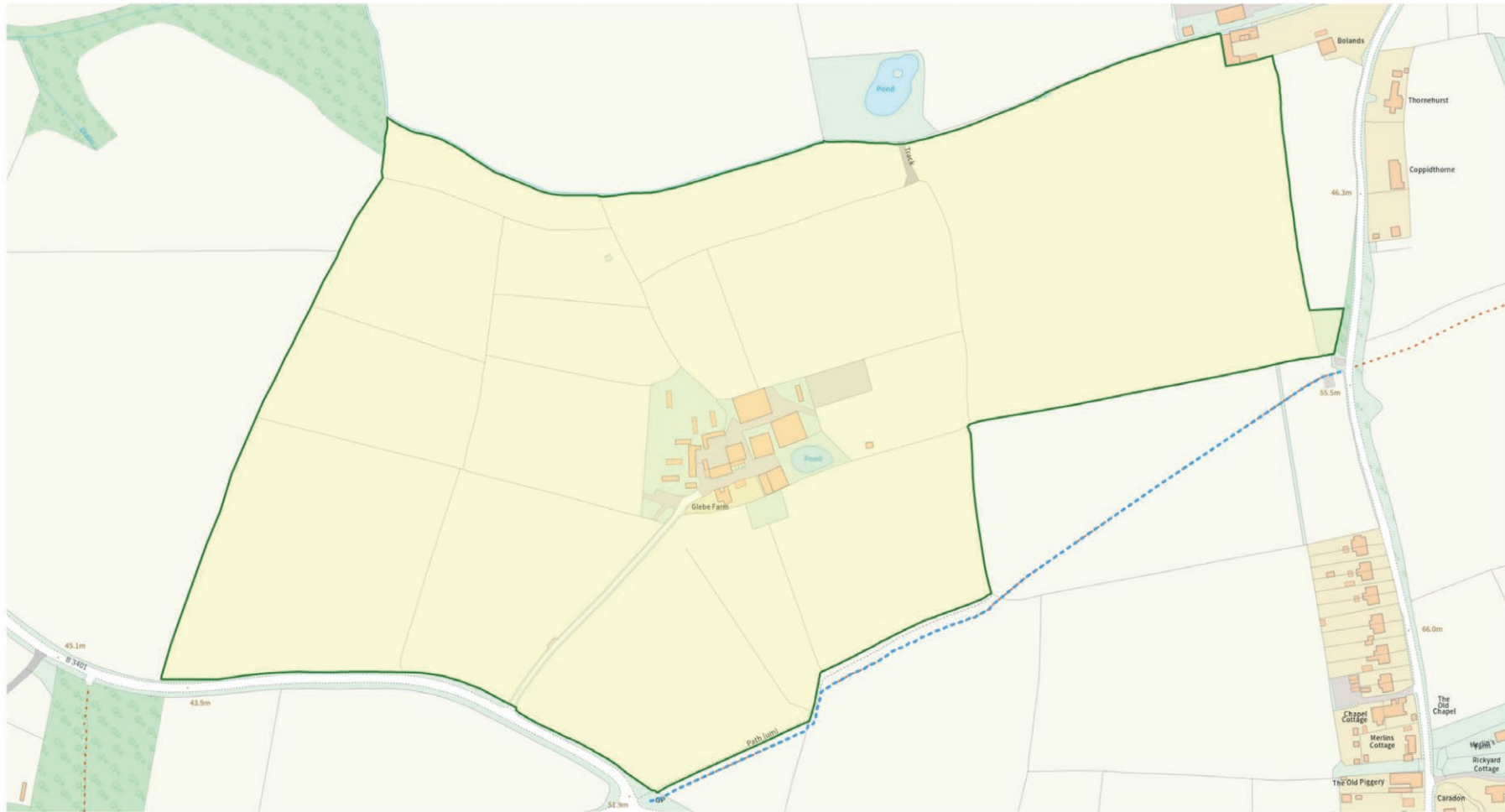


Total area: approx. 119.8 sq. metres (1289.0 sq. feet)

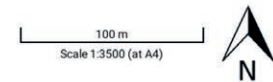
SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Glebe Farm, Calbourne



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4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages





Sole Agents:

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