

An aerial photograph of a rural landscape. In the foreground, a large green field is divided by a long, straight hedge. To the right, a smaller field contains a dirt track. In the center, a cluster of farm buildings, including a large white house and several smaller outbuildings, is surrounded by trees. The background shows rolling hills with patches of green fields and dense forests under a clear blue sky.

Symonds
& Sampson

Glebe Farm

Westover, Calbourne, Newport,

Glebe Farm

Westover
Calbourne
Newport
PO30 4JL

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

Guide Price **£1,250,000**

Freehold

For sale by private treaty

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



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

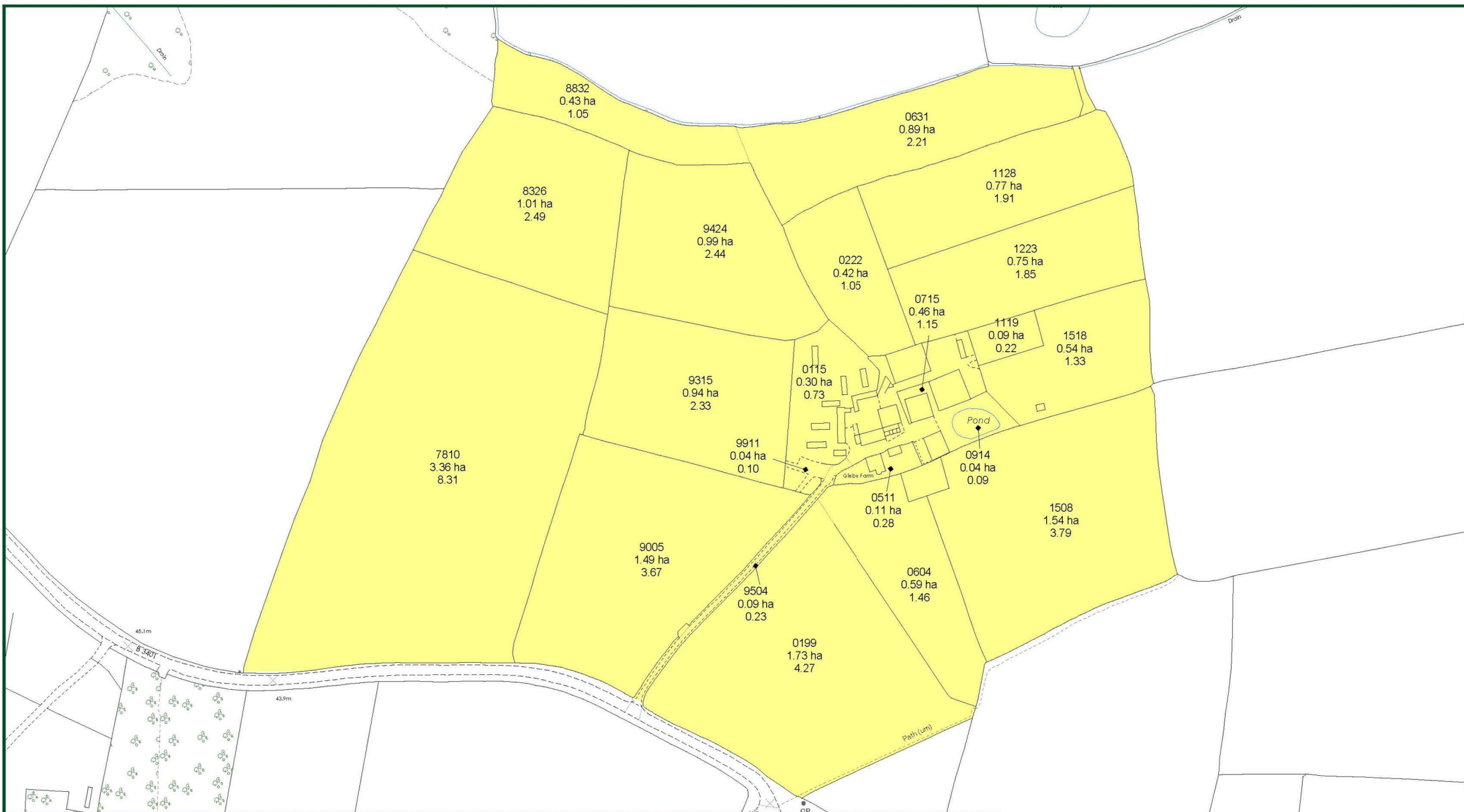
THE LAND

Glebe Farm extends to 40.98 acres (16.58ha) 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.





Glebe Farm

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. Z25317-01 Date 28.05.25



Scale 1:3,000
@ A4

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
© Crown Copyright
Licence No VA 100033416

**Symonds
& Sampson**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01380 710535

devizes@symondsandsampson.co.uk

Symonds & Sampson LLP

1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT