



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

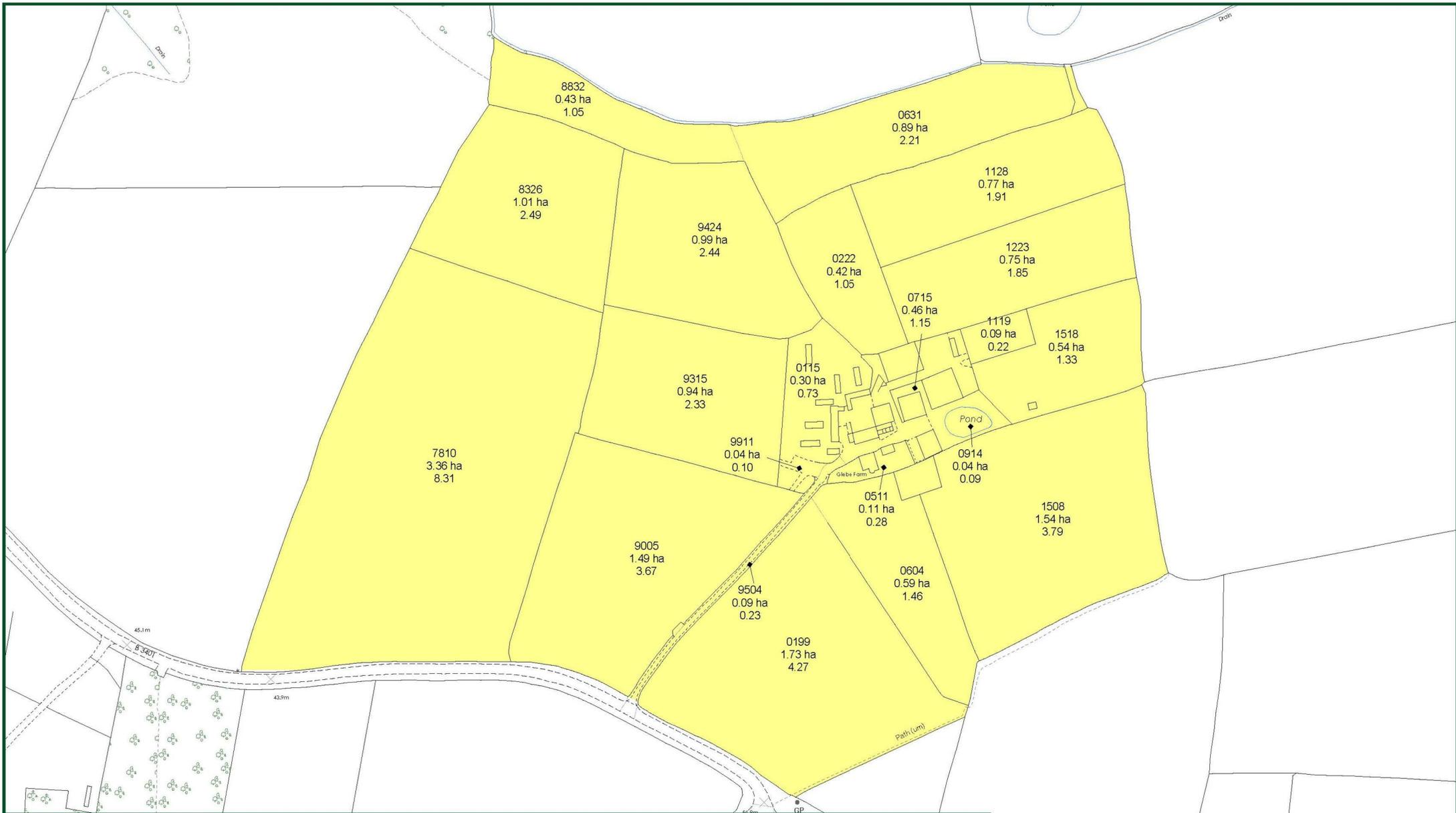
THE LAND

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

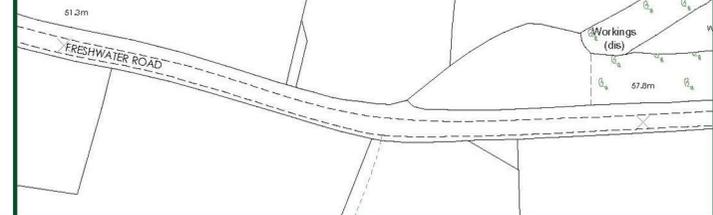
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 Drawing No. Z25317-01 Date 28.05.25



Scale 1:3,000
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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

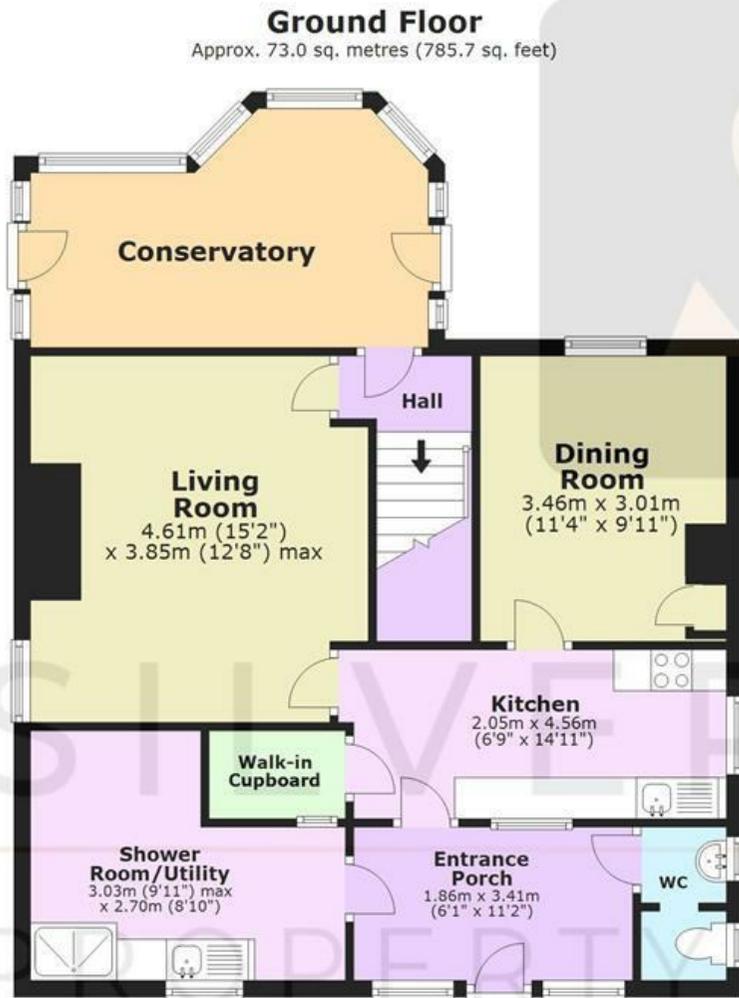
Private drainage, with three septic tanks installed with single phase electric
LPG heating
Broadband - fibre to be installed shortly

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



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Symonds & Sampson LLP

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



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