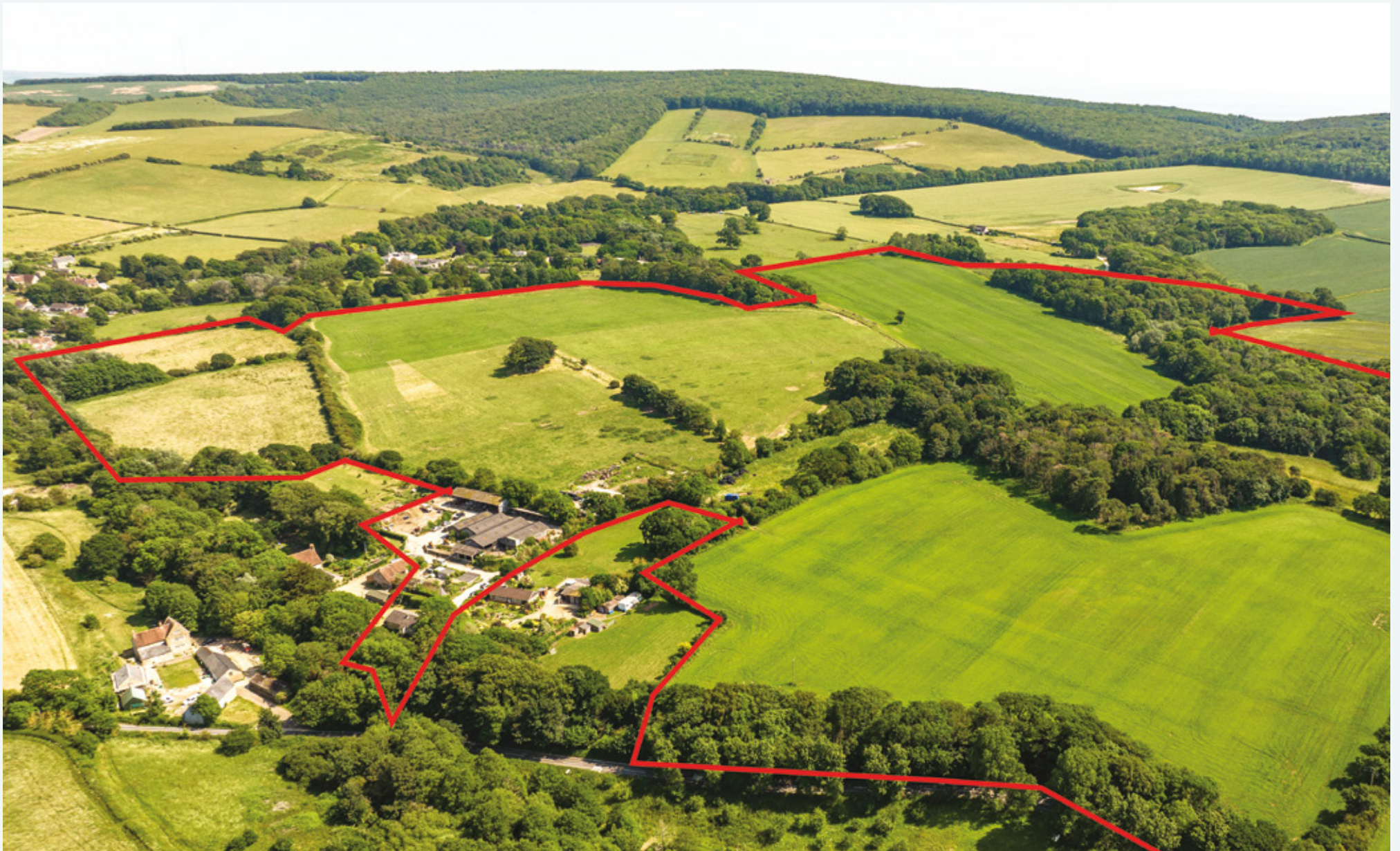


SPENCE WILLARD



Lodge Farm, Westover, Calbourne, Isle of Wight



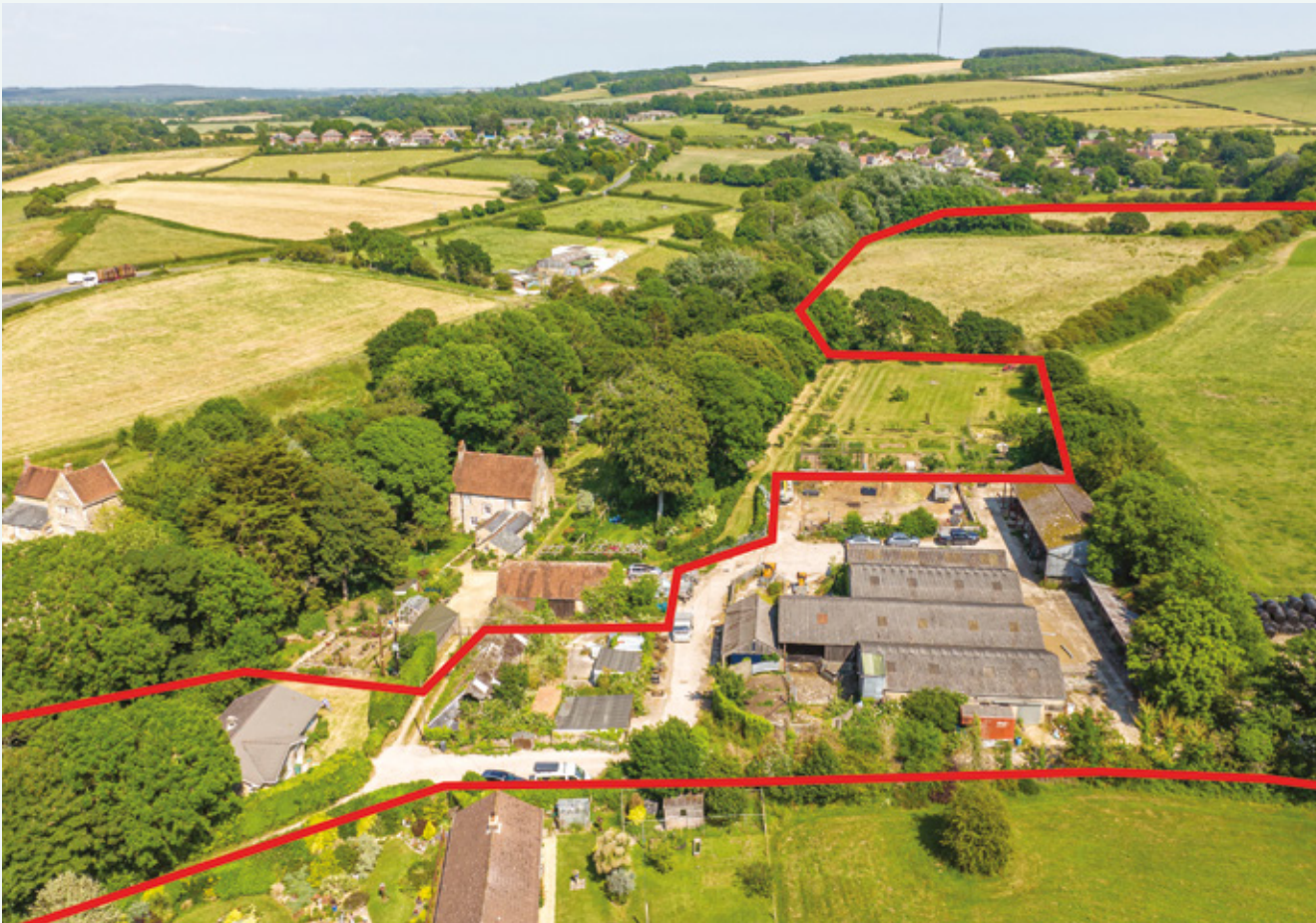
A ring fenced farm of approximately 98 acres with an extensive range of buildings situated within the Area of Outstanding Natural Beauty, available as a whole or in 2 lots

VIEWING:

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LOT 1

A 3 bedroom bungalow along with an extensive range of farm buildings and approximately 92 acres (37.3 ha)

LOT 2

Field of approximately 5.39 (2.18 ha) acres with prominent road frontage

INTRODUCTION

Lodge Farm occupies an attractive setting within the Area of Outstanding Natural Beauty, just to the west of the village of Calbourne with direct access onto the B3401. The farm benefits from comprising just under 100 acres of principally productive agricultural land along with some mature woodland, all conveniently located within a ring fence, in addition to a good range of farm buildings. The three bedroom bungalow which is subject to an agricultural occupancy condition, has light accommodation and benefits from various upgrades including UPVC framed glazing and partly reroofed in around 2015. The attractive rear garden extends down to a stream called the Caul Bourne.

The extensive range of farm buildings, including the former dairy are highly useful and have potential for change of use, subject to the necessary consents. The older derelict barn to the north of the farmyard may have some potential for residential conversion.

The attractive landholding extends south from the farm buildings with additional vehicular access points to the two fields to the west of the farm. This comprises largely good quality grassland with some more recently established grass leys but with potential for alternate cropping. Areas of mature woodland add to the amenity value also offering diversification potential. The land is shown as being grade 3 on the MAFF land classification plan.

LOT 1

Comprising an approximately 92.21 acres (37.30 ha.) of which there is about 73 acres (29.54 ha.) farmland in short term grass leys along with approximately 16.77 acres (6.78 ha.) of mature woodland. Gently undulating, the land shows as being principally grade 3 under the MAFF Land Classification.

The spacious 3 bedroom bungalow is situated in a garden of about an acre and has UPVC double glazed windows and oil fired central heating. The agricultural occupancy condition ties the occupation to Lodge Farm.

THE BUNGALOW - ACCOMMODATION ENTRANCE PORCH

SITTING ROOM A spacious room with a woodburning stove.

KITCHEN /BREAKFAST ROOM Overlooking the gardens and fitted with an extensive range of built-in cupboards with work surfaces and 1 1/2 bowl stainless steel sink unit. Electric oven and hob with extractor over, integral fridge and dishwasher.

BOOT ROOM Oil fired boiler, coat hooks, part glazed door to **REAR LOBBY** with glazed door and steps to rear garden.

SHOWER ROOM Shower, wash basin and WC.

BEDROOM 1 Overlooking the rear garden, built in cupboard.

BEDROOM 2 Overlooking the front garden, built in cupboard.

BEDROOM 3 Built-in cupboard.

BATHROOM Bath, wc and wash basin.

The house has a largely lawned garden and slopes down to the stream to the rear which forms the boundary.

FARM BUILDINGS

Situated to the northern end of the farmyard is a concrete yard with a dilapidated stone barn, formerly used as pig sties and a basic double garage. Greenhouse, (adjacent old tank being removed).

Former dairy buildings- an extensive range of buildings comprising 4 adjacent portal framed barns including the former dairy, covered yards and covered former slurry lagoon.

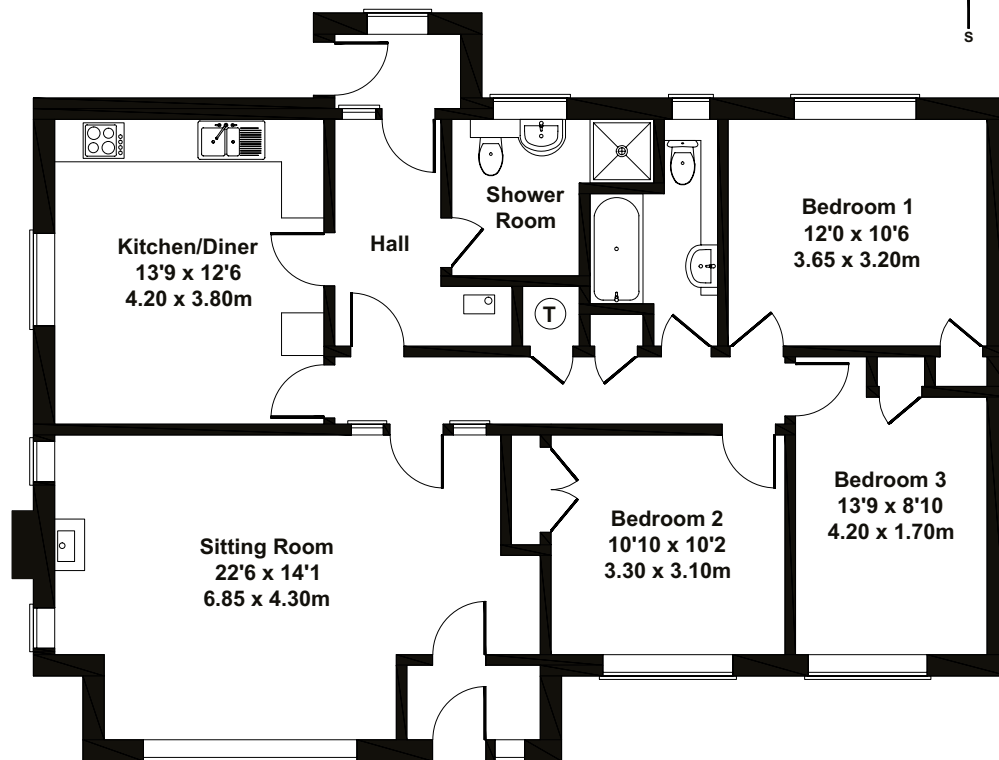
A 6 bay open fronted steel framed barn. Adjacent timber framed stores.

There is a concrete yard to the east of the buildings and a further yard to the south of the farm buildings.



Lodge Farm, Bungalow

Approximate Gross Internal Area
1173 sq ft - 109 sq m

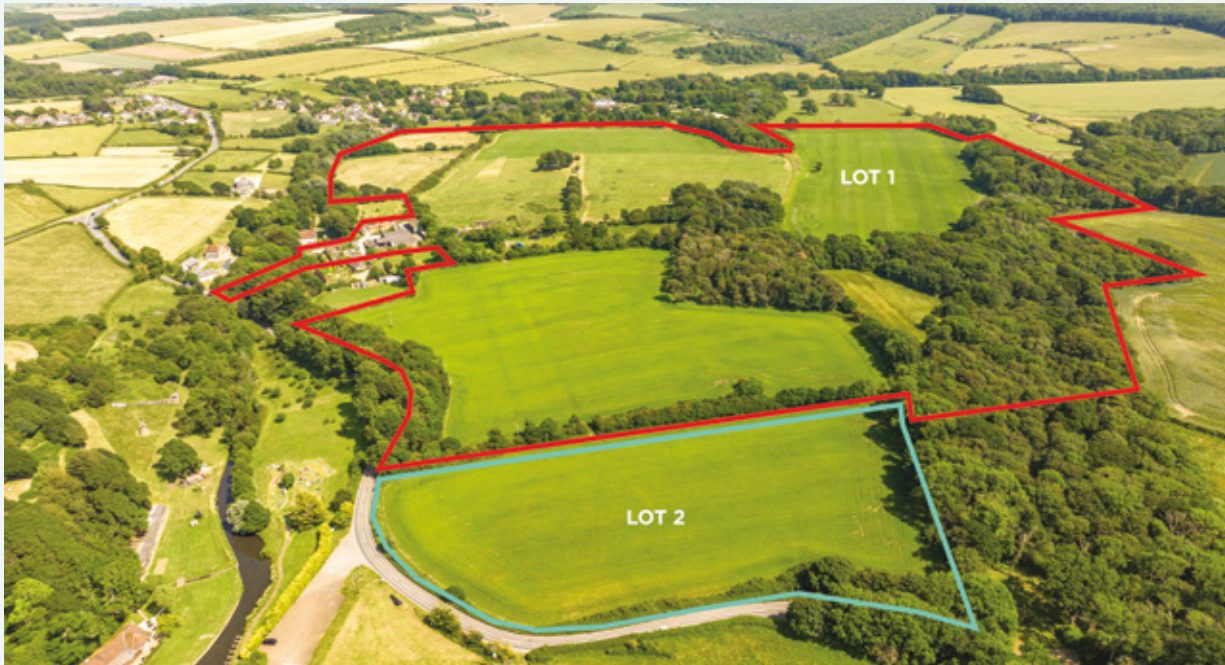


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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LOT 2

A field of approximately 5.39 acres (2.18 ha) with prominent road frontage and direct access onto the B3401.

GENERAL REMARKS

RIGHTS OF WAY

A Public footpath crosses the eastern part of the farm. An adjacent property, Westover has a right of way along a track leading through the farmland to Sweetwater Lodge, (although the western end of this is overgrown and has not been in use for a many years).

There is a right of access over the entrance driveway for two adjacent houses, Beachcliff and Frogwell. A plan showing the rights of way mentioned above can be provided by the agents.

TENURE

Freehold. Vacant possession will be available upon completion.

SERVICES

Mains water, electric and private drainage. Oil fired central heating.

POSTCODE

PO30 4JL

EPC

Rating E

BASIC PAYMENT SCHEME

The basic payment scheme entitlement will be included in the purchase price.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The purchaser should satisfy themselves as to the extent and location of any easements, wayleaves or rights of way. 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 RIGHTS, TIMBER AND MINERAL RIGHTS

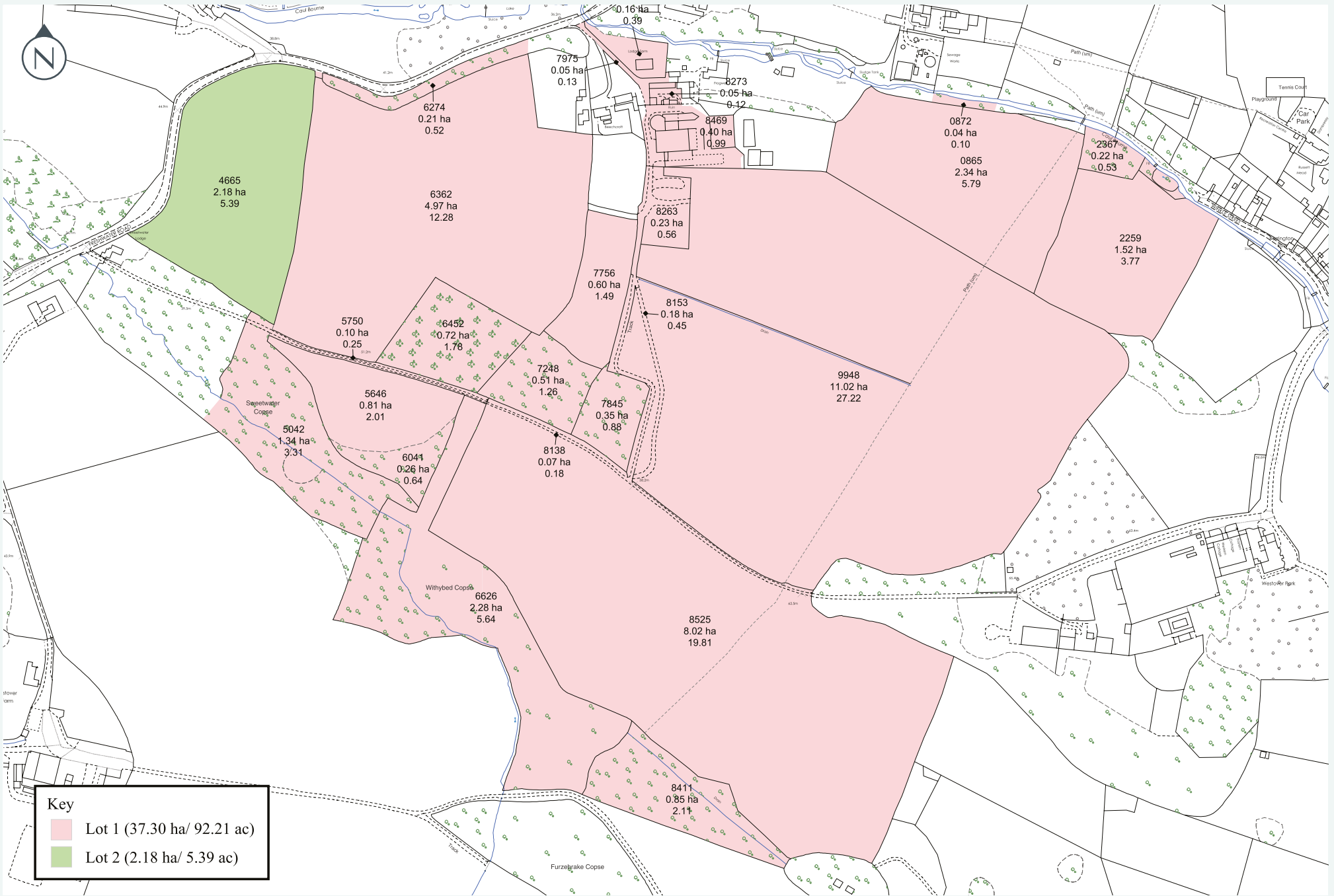
All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the farm or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be paid for in addition to the purchase price.

VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Key

- Lot 1 (37.30 ha/ 92.21 ac)
- Lot 2 (2.18 ha/ 5.39 ac)



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