

SPAN FARM

REW LANE • WROXALL • VENTNOR • ISLE OF WIGHT





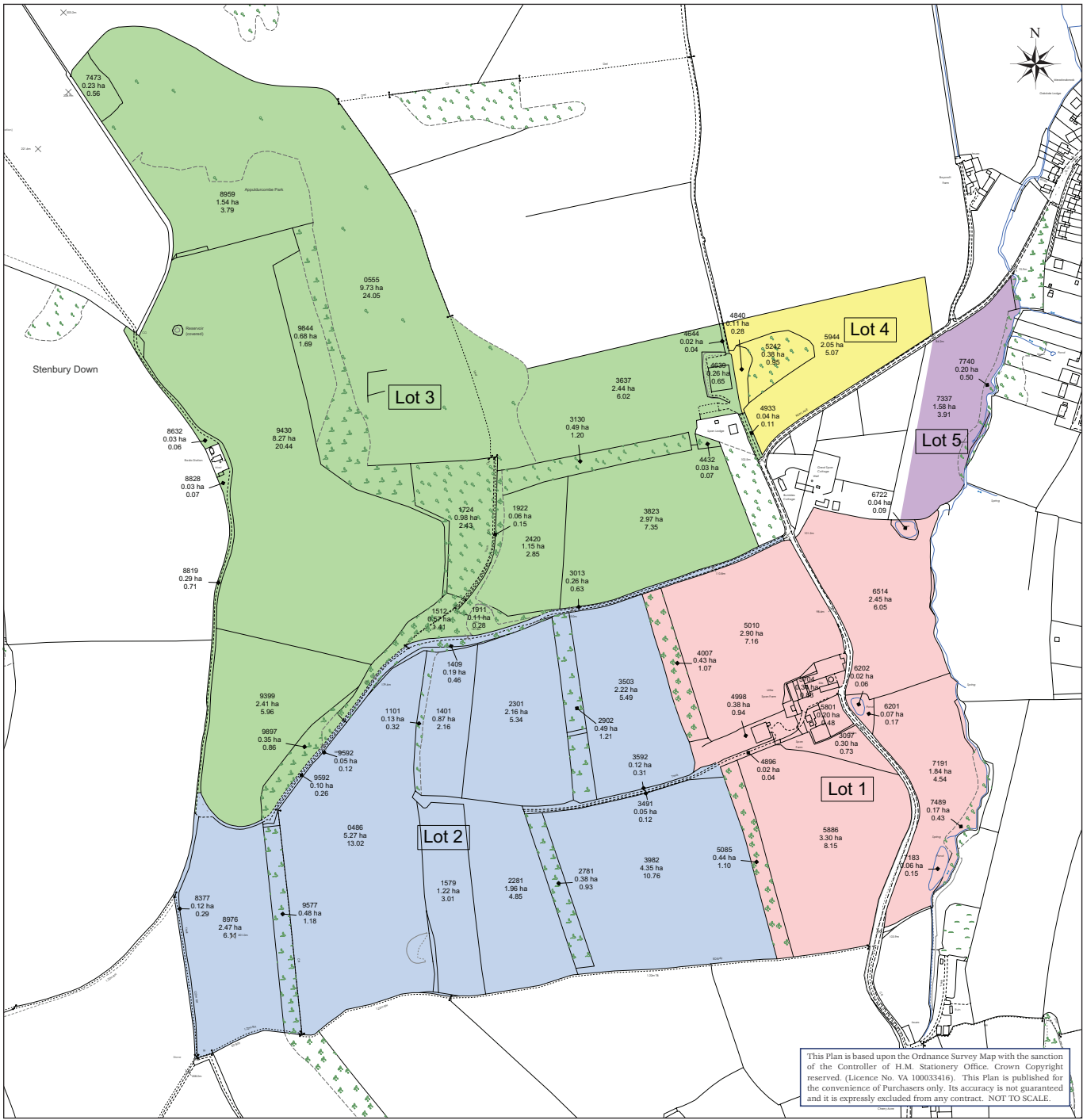
Lot 1



Lot 2



Lot 2



SPAN FARM

REW LANE, WROXALL, VENTNOR, ISLE OF WIGHT

**AN ATTRACTIVE FARM SITUATED
IN A QUIET LOCATION COMPRISING
A STONE FARMHOUSE, THREE
HOLIDAY LETS, A RANGE OF
PERIOD AND MODERN BUILDINGS
AND APPROXIMATELY 180 ACRES.**

**AVAILABLE AS A WHOLE OR IN
FIVE LOTS.**

SITUATION

This attractive residential farm occupies the western slopes of the Rew Valley towards the south of the Island providing some magnificent views of the Island and the English Channel. Situated within an Area of Outstanding Natural Beauty, the nearby coastal towns of Ventnor and Shanklin provide a range of local shops, restaurants and beaches whilst the particularly well regarded "Free school" is in Ventnor. There are a series of mainland ferry connections within around 30 minutes drive providing regular access to the mainland.

DESCRIPTION

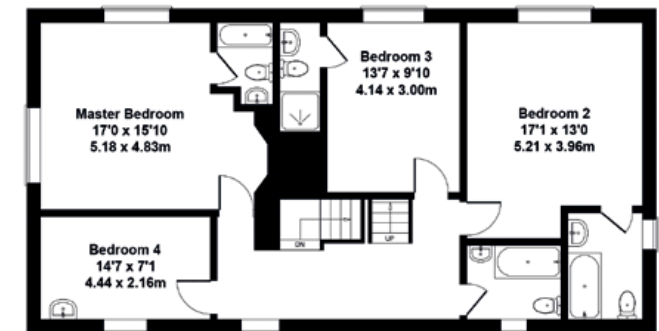
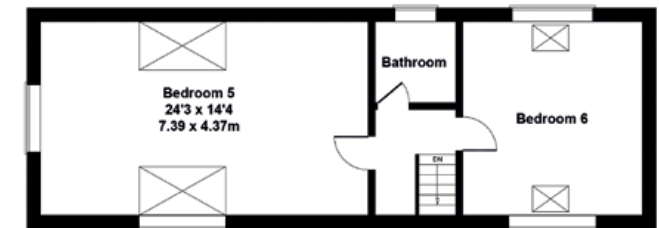
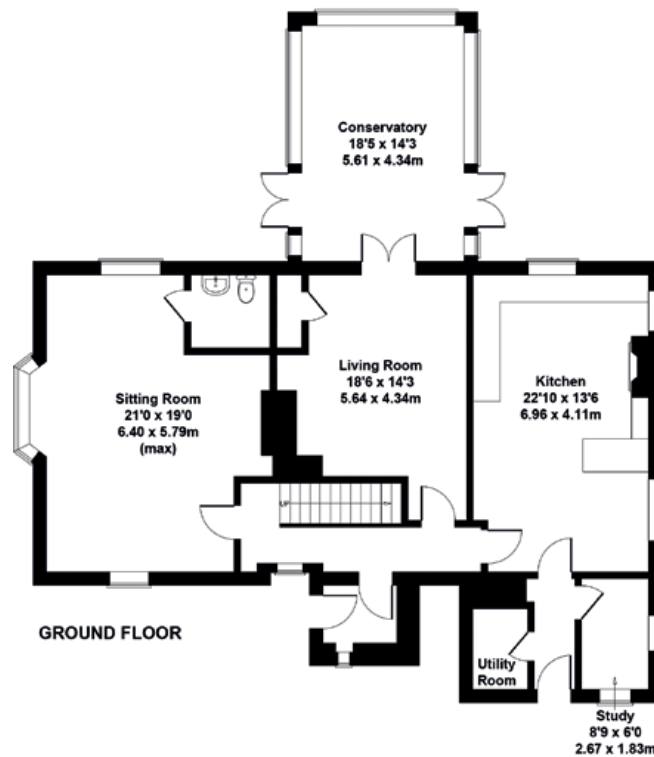
This ring fenced farm has the majority of farm buildings adjacent to the farmhouse within lot 1 but there is a separate yard and buildings to the north within lot 3. The farm extends to approximately 180 acres consisting of approximately 135 acres of undulating pasture, (much of which was producing combinable crops during the 1990s) and about 38 acres of woodland. The deciduous woodland was believed to be planted with Capability Brown's involvement with some 200 year old Beach Trees. There are various woodland strips planted across the fields.





Main House

Approximate Gross Internal Area 2965 sq ft - 275 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.

LOT 1

The attractive six bedroom stone farmhouse (1 on the block plan) has accommodation over three floors with an array of period features including fine fireplaces and benefits from good views over its land and the surrounding Rew Valley. The farmhouse is not listed but would now benefit from some modernisation.

To the rear of the farmhouse are three holiday cottages converted from period stone farm buildings in the 1990s providing a rental income. There is UPVC double glazing to the house and holiday cottages. In addition are a further range of period and modern farm buildings, (including a stone barn with planning consent for conversion into two further residential properties).

THE HOLIDAY COTTAGES (Also see floorplans)

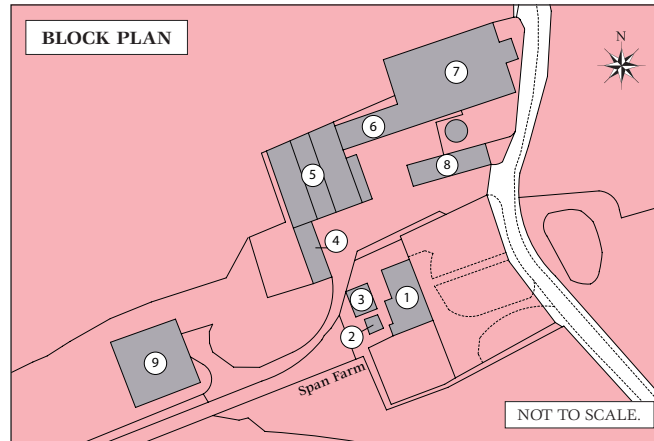
- 2 Shepherd's Cottage - A characterful one bedroom stone cottage.
- 3 Well Cottage - A 2 storey 2 bedroomed stone cottage.
- 4 Garden Cottage - Sleeping up to 6 people, with accommodation over two stories with a large kitchen/sitting room on the first floor with doors leading onto a decked terrace and garden where the views can be enjoyed.

THE FARM BUILDINGS

A mixture of modern and period farm buildings, some with three phase electric. There is also a 10KW solar system on the roof of one building providing electricity for the farmhouse and holiday cottages. The buildings comprise:

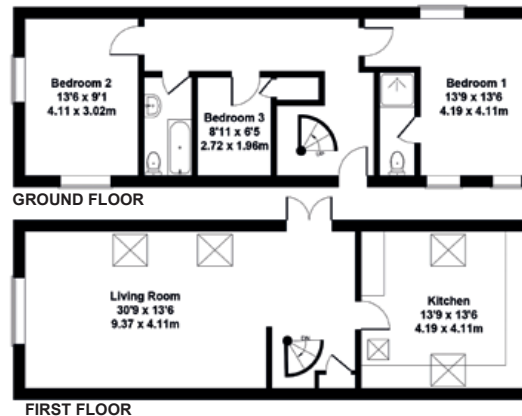
- 5 4 bay modern barn, steel framed with concrete floor, comprising 8 separate bays used for storage, a commercial laundry for the holiday lets, WC (72' x 60')
- 6 Workshop with roller shutter door, blockwork walls and concrete floor (75' x 19')
- 7 A large modern 5 bay double span machinery/grain store with concrete floor and roller shutter door (100' x 62')
- 8 A traditional stone barn with planning consent for conversion into two units, partially converted with a new roof and various structural works undertaken. A sewerage treatment plant and rainwater harvesting tank have been installed. Planning consent TCP/01591/J, P/00323/18 gives consent for the stone barn to be converted into a granny annexe, (incidental occupation Span Farmhouse) as well as farm workers accommodation (70' x 20')
- 9 A 4 bay open fronted hay barn with chalk floor (60' x 60')

Portacabin used as an office



Garden Cottage

Approximate Gross Internal Area 1223 sq ft - 114 sq m



GARDEN COTTAGE



WELL COTTAGE

Well Cottage

Approximate Gross Internal Area 322 sq ft - 30 sq m



SHEPHERD'S COTTAGE

Shepherd's Cottage

Approximate Gross Internal Area 322 sq ft - 30 sq m





LOT 3



LOT 4



LOT 5

LAND

LOT 1 Extends to about 32 acres (12.96 ha.) as shown on the lotting plan to include the fields either side of the farmhouse both with strips of woodland along the western boundary forming shelter and 2 fields on the opposite side of Rew Lane and there are 3 spring fed ponds.

LOT 2 Approximately 56.57 acres, (22.89 ha.) including about 3.64 acres (1.47 ha.) of woodland. This lot includes the publicly maintained lane, (designated a RUAPP) running through the farm as shown on the lotting plan from which the land is accessed. The fields are served by water.

LOT 3 Approximately 80.75 acres (32.68 ha.) with a farmyard including 2 barns. A large 6 bay steel framed barn (90' x 80') with concrete floor and water and a 5-bay hay barn (75' x 30'). The land includes about 30 acres (12.14 ha) of deciduous, mainly ancient woodland, designated a TPO wood.

LOT 4 6.3 acres (2.54 ha) adjacent to and with direct access onto Rew Lane of which about 5 acres is pasture and about an acre is mature woodland, (designated a TPO wood).

LOT 5 An attractive meadow of about 4.4 acres adjoining the stream with a small area of woodland.

TENURE Freehold with vacant possession.

SERVICES Water is on a mains supply to the various barns and lower fields. A private supply from the Appledurcombe Estate in addition to a rainwater harvesting system at the telecommunications mast serves the upper fields in lots 2 and 3. Mains electricity to Lot 1, oil fired central heating and private drainage.

10kw solar panels on barns in lot 1 providing income of around £2,800 per annum.



BASIC PAYMENT SCHEME AND ENVIRONMENTAL STEWARDSHIP

The basic payment scheme entitlement will be included in the purchase price. Please contact the selling agent for further details on the entitlements to be transferred.

The property is entered into a 5 year Countryside Stewardship mid-tier Scheme from 1st January 2018, producing an income of around £4,000 per annum, principally for hedgerow management and lenient grazing/low inputs. The purchaser will be obliged to continue the scheme or to cover any repayments. In addition there were various woodland grant schemes including a jigsaw scheme. Further information is available from the selling agents.

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. In particular, there is a BOAT (Byway Open To All Traffic) a tarmac lane maintained by the local council that runs up the hill to the western boundary with a small area used for parking but owned by the farm providing access to lots 2 and 3. There is onward right of access to both the telecommunications mast and a CAA facility.

Span Lodge has a right of access along the edge of the farmyard in lot 3.

Cabling runs across the farm serving a CAA facility on Stenbury Down and the house has traditional buildings but they are not listed but there is UPVC double glazing.

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.



COUNCIL TAX BAND E

ENERGY PERFORMANCE CERTIFICATES

Span Farm – F

Shepherds Cottage, Well Cottage and Garden Cottage – D

POSTCODE PO38 3AU

VIEWINGS

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

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs taken between 2016 and 2019. Particulars dated June 2019.



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