



Wight Acres Farm
Ashey Road | Ryde | Isle of Wight | PO33 4BB

FINE & COUNTRY

Seller Insight

“ We bought the land and barns because we enjoy having the opportunity to look after animals and provide them with plenty of space and we thought the possibility of creating holiday lodges would enhance the property. However, we have decided that our requirements have changed and we need to move back to the mainland but we hope that new owners will be able to develop the site and create a lasting legacy.

One of the great advantages of the site is its location. Although it includes 70 acres of farmland, lake and paddocks and is in a totally rural environment it is not far from the centre of the charming town of Ryde with its quirky mix of Victorian architecture, traditional seaside entertainment and hoverport for trips to the mainland. The town includes a wide selection of independent shops, a plethora of bars, cafes and restaurants and, unlike some places on the island, it is a hive of activity all year round with a variety of events from the Classic Car Show and the August Bank Holiday scooter show to a selection of concerts. There is also the annual 'Isle of Wight Grand National and Scurry' amateur horse race.

We love the fact that we can walk to the stunning Appley beach every day with the dogs and it is only a short distance to the very large Tescos for daily shopping requirements while golfing enthusiasts can enjoy a game at the Ryde Golf Club or Westridge Golf centre.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Wight Acres Farm

The potential opportunities are boundless for anyone interested in purchasing 70 acres of paddocks with water and farmland at Wight Acres Farm that offers two substantial barns including one that has a small office as well as a lake and protected woodland that is sub-let. The land adjoins the Ryde Regeneration boundary and enjoys rural views as far as the eye can see, while having a beautiful lake with an island provides a delightful additional feature. The current owners have planning for the creation of two holiday lodges which can be viewed on the Isle of Wight council website under reference 22/00935/FUL. However, it is felt that there is potential to develop the site further and maybe create a large camping or 'glamping' park surrounding the lake with potential fishing.

There are, of course the possibility of developing a wide variety of business/ community projects such as creating a rural based college or a veterinary horse hospital considering the number of horses and donkeys there are on the island. Maybe a developer would be interested in turning the barns into a small business units, storage facilities or perhaps build residential homes all, of course, subject to obtaining the appropriate planning permissions. The barn has three phase electricity and water supply available.

The present owners currently run an animal rescue centre at the site that includes horses, dogs and cats so it could be developed as an animal sanctuary, maybe along the lines of the renowned donkey sanctuary that is such a focal point and tourist attraction on the Isle of Wight. They also provide livery facilities for local horse owners who can also ride at the aptly named Trotters Riding School.







Travel Information

4.6 miles from Fishbourne to Portsmouth Ferry Terminal
10.4 miles from East Cowes to Southampton Ferry Terminal
3.3 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Seaview Yacht Club, Seaview	4 miles
Medina Leisure Centre, Newport	6.9 miles
Ryde Golf Club, Binstead	2.3 miles
Westridge Squash and Golf Centre, Ryde	2.1 miles

Healthcare

Doctors Surgeries:	
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
St Helens Medical Centre, St Helens	01983 871828
Ryde Health & Wellbeing Centre, Ryde	01983 618444

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	7.9 miles (01983 822099)

Education

Primary Schools:
Oakfield C of E Primary School, Ryde
Fiveways (Ryde School) Ryde
Dover Park Nursery, Ryde
Greenmount Primary School, Ryde
Haylands Primary School, Ryde
St. Mary's Catholic Primary School, Ryde
St Helens Primary School, St Helens
Nettlestone Primary School, Nettlestone

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ The King Upper College
Medina College
Ryde School with Upper Chine School, Ryde

Further Education:
Isle of Wight College

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, Grove Road, Ventnor

01983 563732
01983 616272
01983 562617
01983 562165
01983 563372
01983 562000
01983 872442
01983 613171

01983 524651
01983 537 070
01983 861 222
01983 562229

01982 526631

01983 522 917
01983 524 634
01983 852722

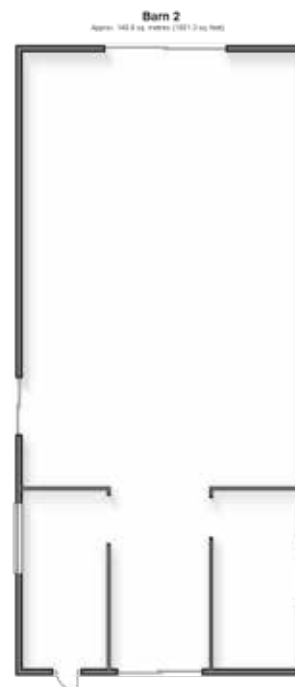
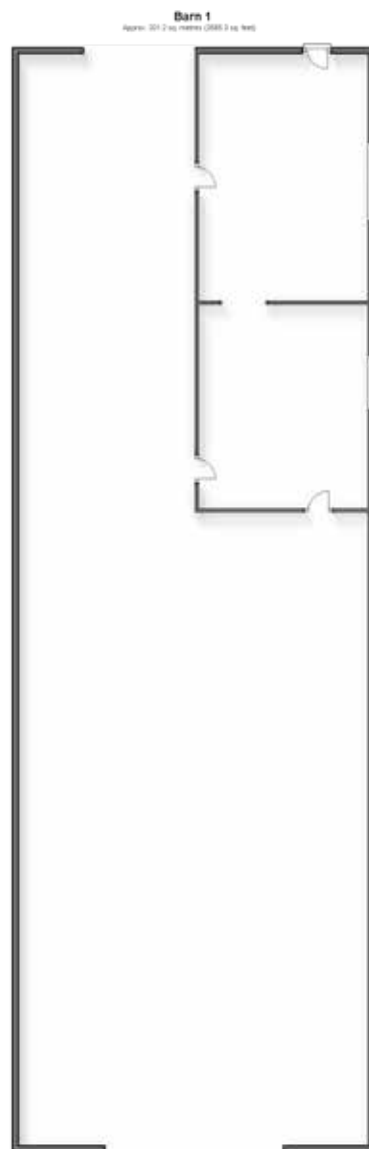
Entertainment

Restaurants and Bars –
The Boat House, Seaview
The Duck, Ryde
Appley Manor Hotel & Restaurant, Appley
Fumo, Ryde
Alamo, Ryde
Ryde Castle Hotel & Restaurant, Ryde
The Old Fort, Seaview
Dan's Kitchen, St Helens

These bars and restaurants are available within a 10 minute or less drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Osbourne House - East Cowes
Puckpool Park – Puckpool
Appley Tower & Beach – Appley
Rosemary Vineyard - Ashley
Wildheart Animal Sanctuary - Sandown



OUTSIDE

Barn 1
Barn 2
Lake
Woodland
70 Acres of Land & Paddocks

Council Tax Band: C
Tenure: Freehold

Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
28 St James Street, Newport, Isle of Wight PO30 1HY

