

GREAT PARK AND THORLEY FARM



ISLE OF WIGHT



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Newport 3 miles | Cowes 6.7 miles | Fishbourne 8.5 miles (Portsmouth in 45 minutes) | Yarmouth 8 miles
(1 mile from Thorley Farm) (Lymington in 40 minutes)
(All distances and times are approximate)

*‘A rare opportunity to acquire significant acreage on the Island
with diverse landscapes, an historic deer park, a beautiful
Grade II listed house, cottages and farm buildings.’*

In all about 1,478 acres

For sale as a whole or in 4 lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Great Park Farm is situated 8 miles to the east of Yarmouth, 5 miles south of the renowned sailing town of Cowes and 3 miles to the west of Newport, the Island's principal town.



HISTORY

The estate is steeped in history with the area now known as Great Park being a former deer park described in Domesday Book as 'the King's Park'. The deer park boundary, marked by banks, ditches and hedgerows, remains almost intact and is a remarkable survival with its history being traced back to AD 1086.

It is alleged that James I built a hunting lodge for his son, Charles I, who was recorded as hunting the land in the early 1600's and is now the site of the current 18th Century Grade II listed Great Park Farmhouse.



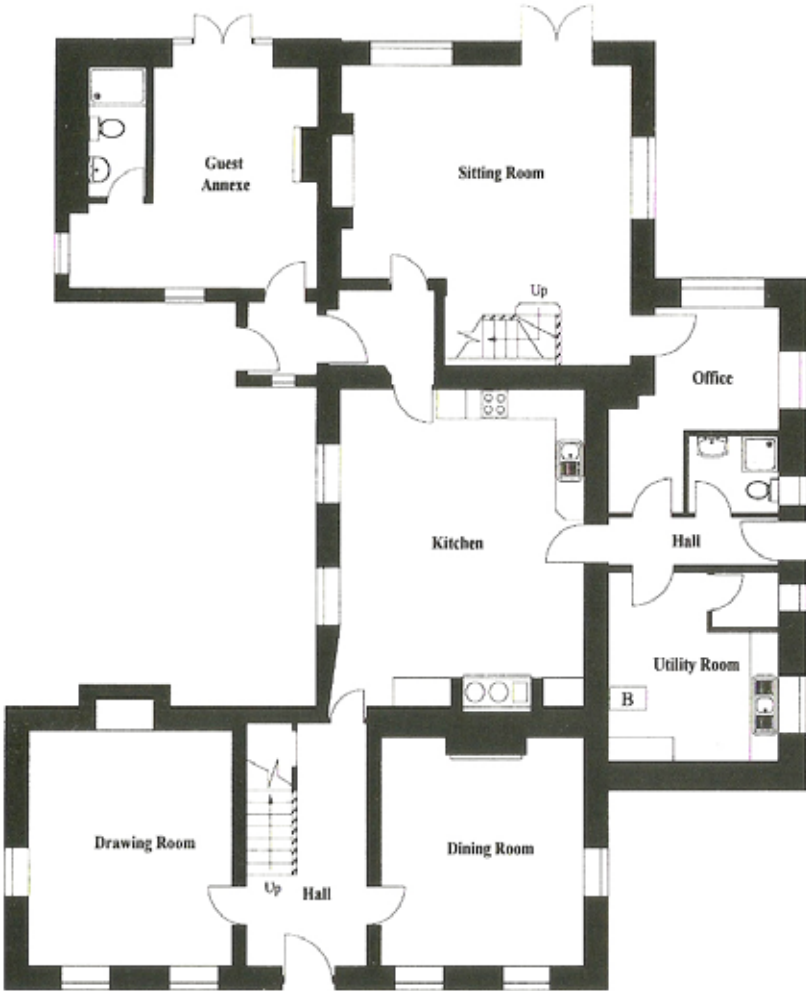
LOT 1 ~ GREAT PARK FARMHOUSE

The Grade II listed farmhouse is set over three floors and has 3 reception rooms, 6 bedrooms and 4 bathrooms. The attractive farmhouse is situated in a private spot with incredible views over the surrounding farmland and woodland. The gardens at Great Park Farmhouse are laid to lawn with herbaceous borders and a south facing terrace. The

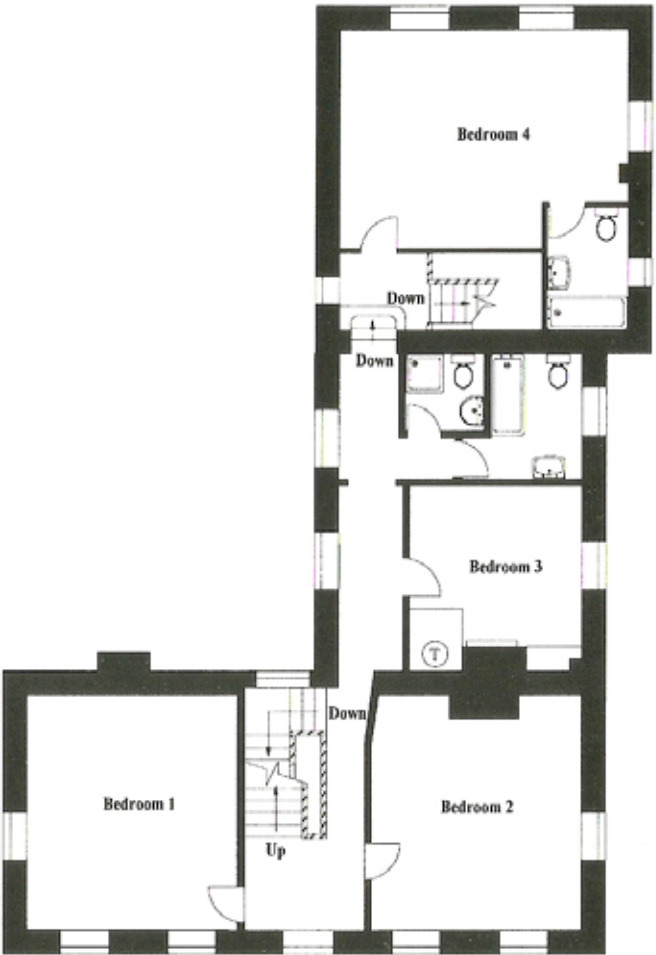
approach down a private track through the farmland leads you to a gravel sweep at the front of the house. The house is currently subject to an Assured Shorthold Tenancy but vacant possession can be obtained from April 2025. Lot 1 extends to 15.87 acres, the majority of which is pasture and gardens and 2 acres of which is woodland.



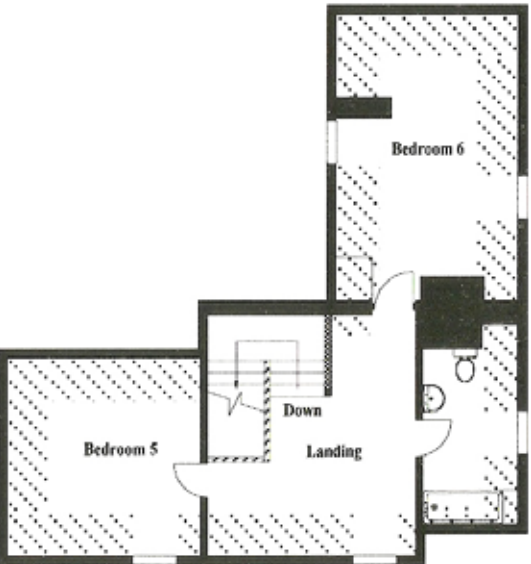
GREAT PARK FARMHOUSE FLOOR PLANS



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area:
Total - 4,350 sq ft / 404 sq m
For identification only, not to scale.



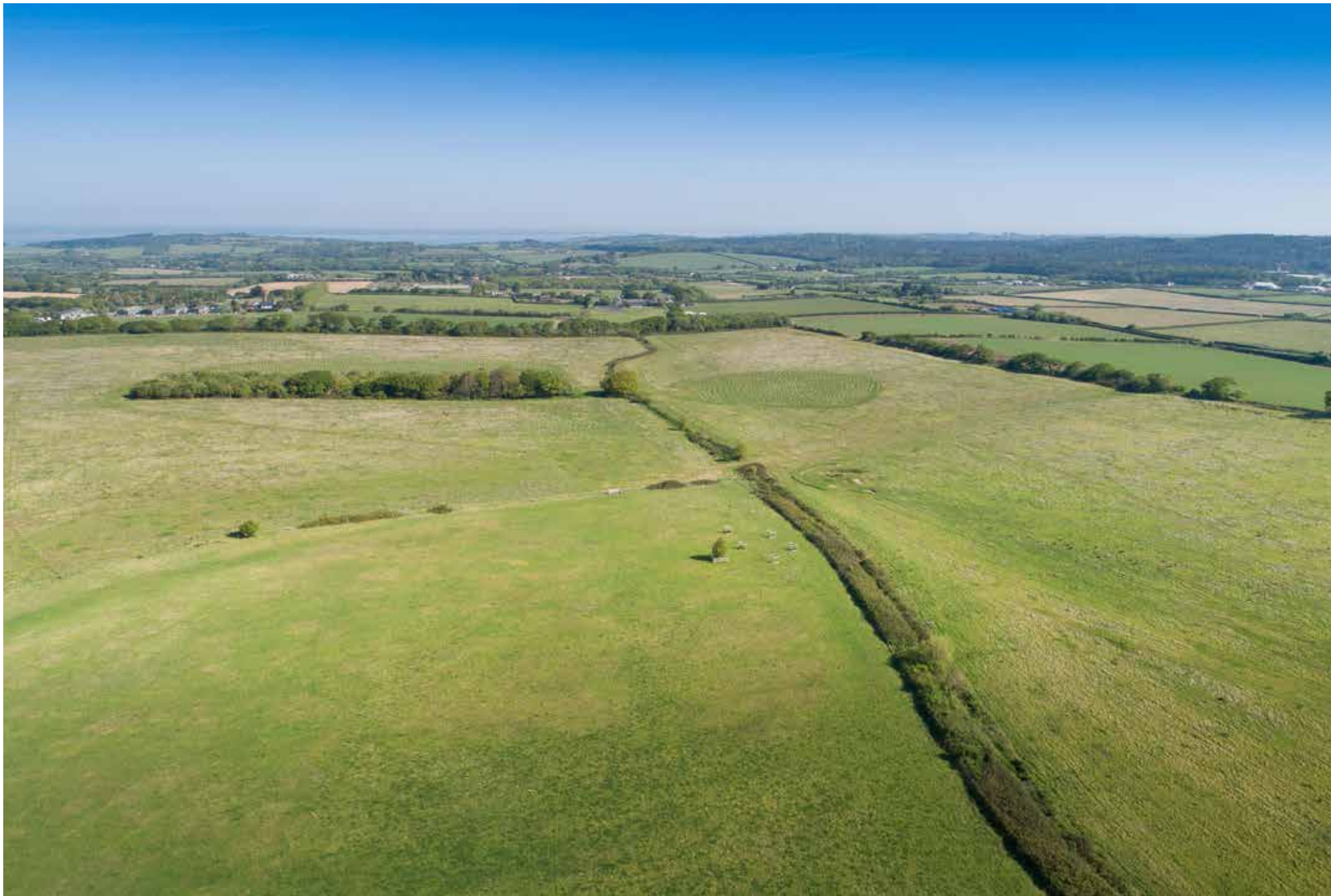
LOT 2 ~ GREAT PARK FARM

Great Park Farm comprises undulating farmland with ancient woodland, comprising oak, ash and hazel and offers productive farming, environmental benefits or sporting opportunities. The current owners have run a family run shoot over the land in the past. The land at Great Park is Grade 3 classified with loans over clay and suitable for grassland and cereal and forage crops. The land was underdrained in the 1970s. There are established tracks throughout the farm to access the land. The ancient woodland is predominantly located in two large

blocks of woodland, Heathfield Copse and Long Copse/ Bulls Wood. The woodland is part of a Woodland Grant Scheme and further details of this can be made available by the Vendor's agent. The farm is part of a share farming agreement for 10 years, from the 1st October 2022 (option to terminate upon sale). There is one grazier on a grazing licence. The farm buildings and annexe are situated opposite the farmhouse, on the other side of the drive. The farm buildings range from traditional to modern buildings with

a grain store, drying barn and machinery store with further workshops, hay stores and storage rooms. The annexe has two bedrooms with a private entrance and could be used as staff or ancillary accommodation to the farmhouse. The annexe is currently subject to an Assured Shorthold Tenancy but vacant possession can be obtained from April 2025. The land at Lot 2 extends to approximately 909.72 acres which comprises about 814 acres of arable land and arable reversion and 84 acres of woodland.





BOUNDARY PLAN - LOTS 1, 2 AND 4

Lot 1 - 15.87 acres approx.
 Lot 2 - 909.72 acres approx.
 Lot 4 - 0.60 acres approx.
 Public footpath (approximate route)
 Public bridleway (approximate route)

Great Park

For identification purposes only. Not to scale.

Countryside Stewardship Scheme

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Land Use:

Arable
Woodland
Pasture
Water
Building (Residential)
Building (Agricultural)
Track
Garden

Other Features:

Boundary
New Woodland
New Waterway

Great Park - Countryside Stewardship Scheme

Date: November 2021
Drawn by: COW
Scale: 1:5,000 at A3

Knight Frank

020 7188 83000 020 7188 83000

For identification purposes only Not to scale.

LOT 3 ~ THORLEY FARM

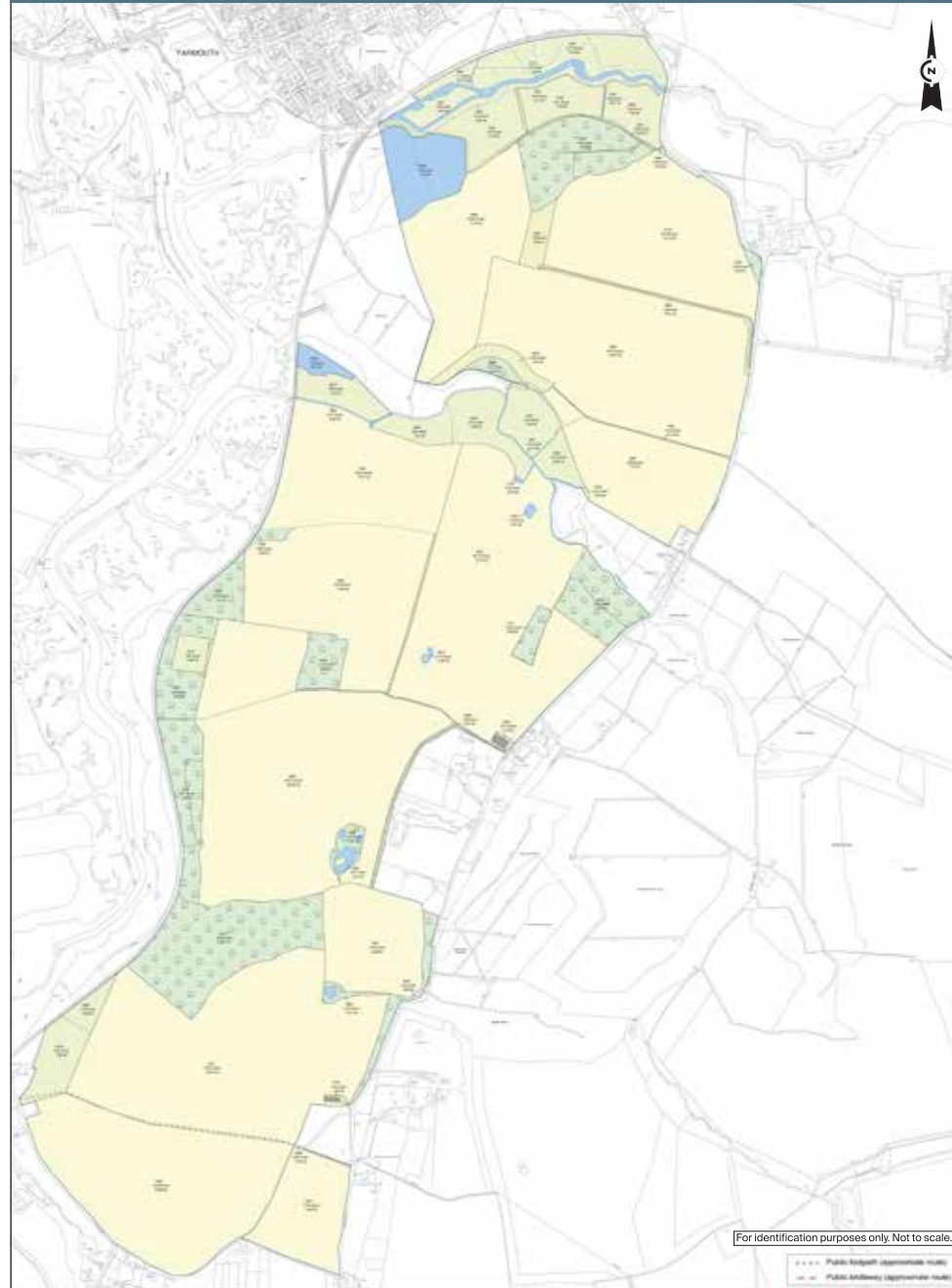
Lot 3 extends to 550.64 acres, 61 acres of which is woodland, 14 acres is water, 72 acres is pasture and 396 acres is arable. Lot 3 is positioned on the outskirts of Yarmouth with incredible views over the sea and down

the estuary on the western boundary. The land is well sheltered by belts of woodland and there are a series of ponds across the farm. There are two farm buildings located off Wilmingham Lane, one a straw barn and the

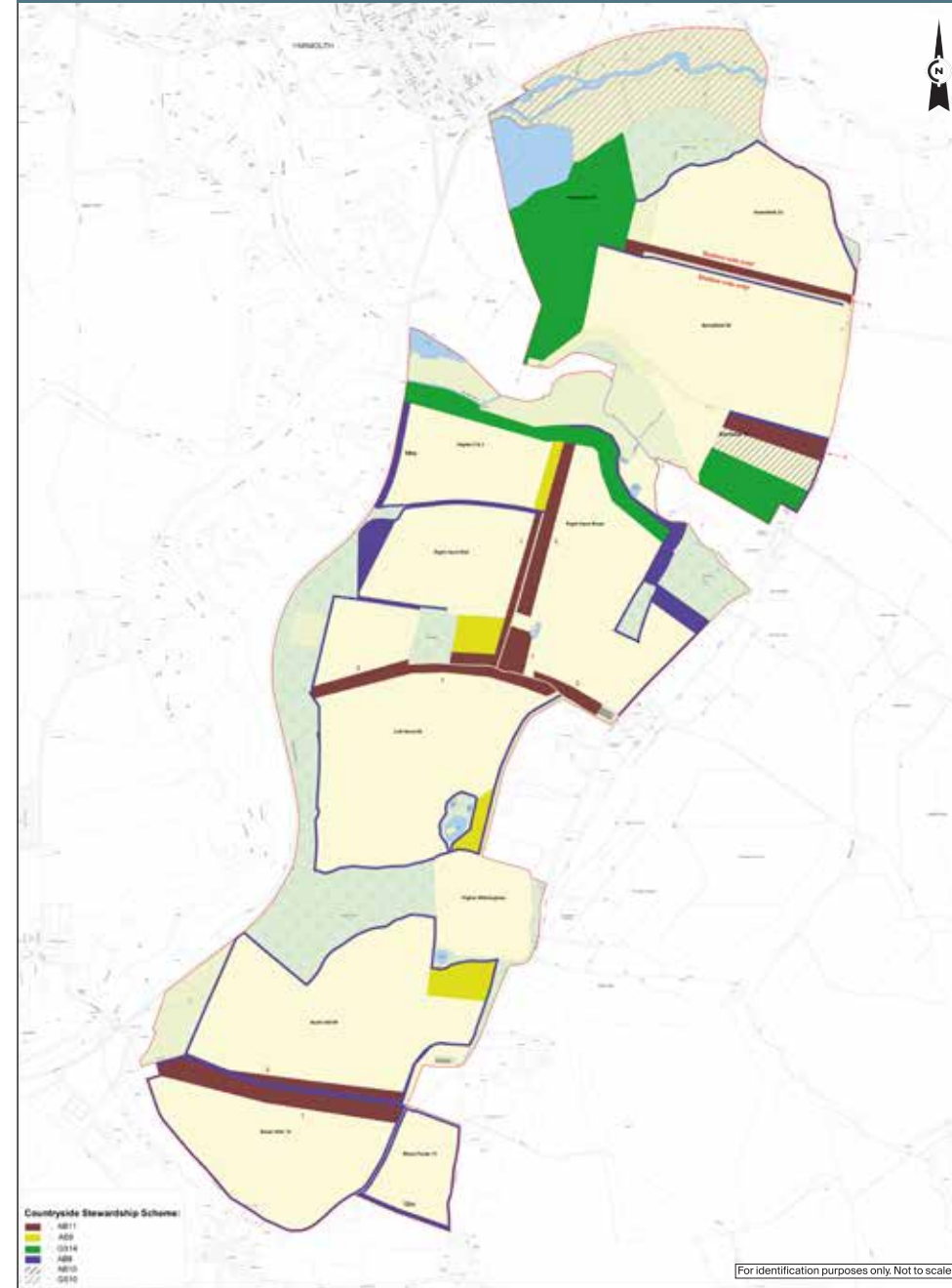
other a grain store with capacity for 400 tonnes. The land is slightly lighter at Thorley Farm, with a mix of clay to lighter loamy soils.



BOUNDARY PLAN - LOT 3



COUNTRY STEWARDSHIP SCHEME PLAN



LOT 4 ~ GREAT PARK FARM COTTAGES

There are a pair of semi-detached cottages off the main drive with 4 bedrooms, kitchen/ breakfast room, 2 reception rooms, family bathroom, WC, garden and garage. No. 3 is occupied under an Assured Shorthold Tenancy and No. 4 is subject to a protected tenancy.



OPPORTUNITY

Great Park and Thorley Farm offer an extensive range of opportunities from farming to environmental enhancement.

The current Share Farming Agreement is focused on improving the overall resilience of the farm, balancing economic performance with environmental protection and enhancement and recognising the importance of healthy soil in supporting the farm business. To deliver

this the SFA is focusing on two main things, firstly a programme of physical farm improvements such as ditches and drainage and secondly an agronomic and cropping approach which seeks to minimise chemical use where possible.

The Woodland also offers opportunity for further management and to run a successful shoot.

At Thorley Farm there is marshland along the riverbank and opportunities for biodiversity enhancement and peatland restoration exist.

The Vendors have been approached to enter a BNG Partnership Scheme over 45 acres at Thorley Farm with the opportunity to create c.100 BNG units.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE
The property is offered for sale freehold as a whole or in four lots, by private treaty with vacant possession, subject to various tenancies across the estate.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a few footpaths across Great Park and Thorley Farm.

HOLDOVER
The Vendor reserves the right to holdover any standing crops or harvested crops stored in the farm buildings for the 2025 harvest.

SPORTING, TIMBER AND MINERAL RIGHTS
The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES
Mains electricity (three phase to farm buildings), mains water, private drainage and oil central heating.

FIXTURES AND FITTINGS
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY
Isle of Wight Council.

EPC RATING
The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

PLANS, AREAS AND SCHEDULES
These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

COUNCIL TAX BAND
Great Park Farmhouse: G
No. 3 Great Park Farm Cottage: C
No. 4 Great Park Farm Cottage: C

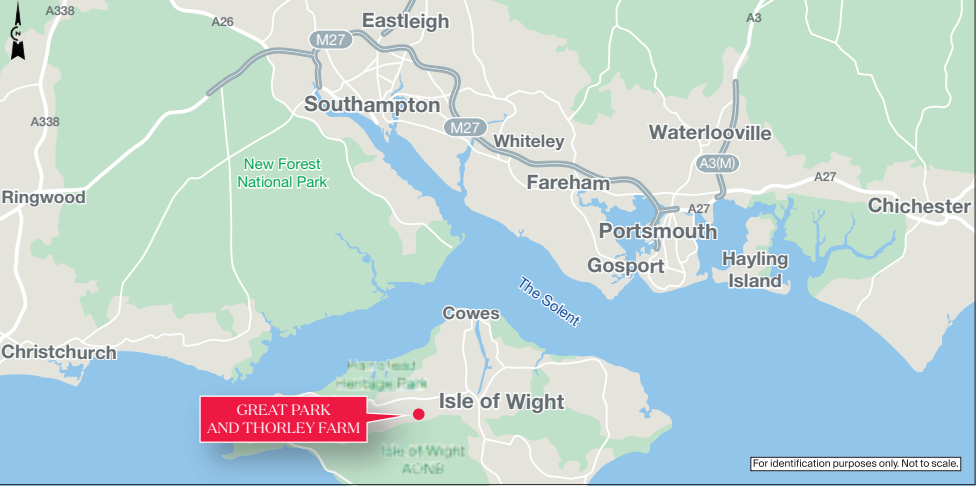
DIRECTIONS
Great Park Farm is accessed off the A3054 on the Yarmouth to Newport road. Approximately 3 miles west of Newport, or 8 miles east of Yarmouth, turn off the road south into Betty Haunt Lane. After approximately one mile turn right into Great Park.

Postcode
PO30 4HR

What 3 Words

Great Park Farm: calibrate.saying.former
Thorley Farm: lollipop.visions.flagged

VIEWINGS
All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

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