



# GOLF VIEW FARM

Lower Road, Adgestone, Sandown, Isle of Wight, PO36 0HL



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A mixed-use property with grassland paddock, static caravan, yard and commercial building with a Lawful Development Certificate for use as a plant hire business, HGV operating centre and parking. Currently with a Goods Vehicle Operator's License for vehicles up to 17 tonnes.

## BUILDINGS

- Tin Barn with Commercial Use
  - Static Caravan

## Commercial Yard

- Extending to 9000sqft

## LAND

- Paddock extending to approximately 0.28 acres

In all, extending to approximately 0.61 acres (0.23ha).

**Guide Price £295,000**



## Situation

A rare opportunity to purchase mixed-use property in the heart of Adgestone, enjoying splendid views towards Culver and Sandown Airport.

NB: This is a commercial property with potential for alternative residential development, subject to planning permission.

## Description

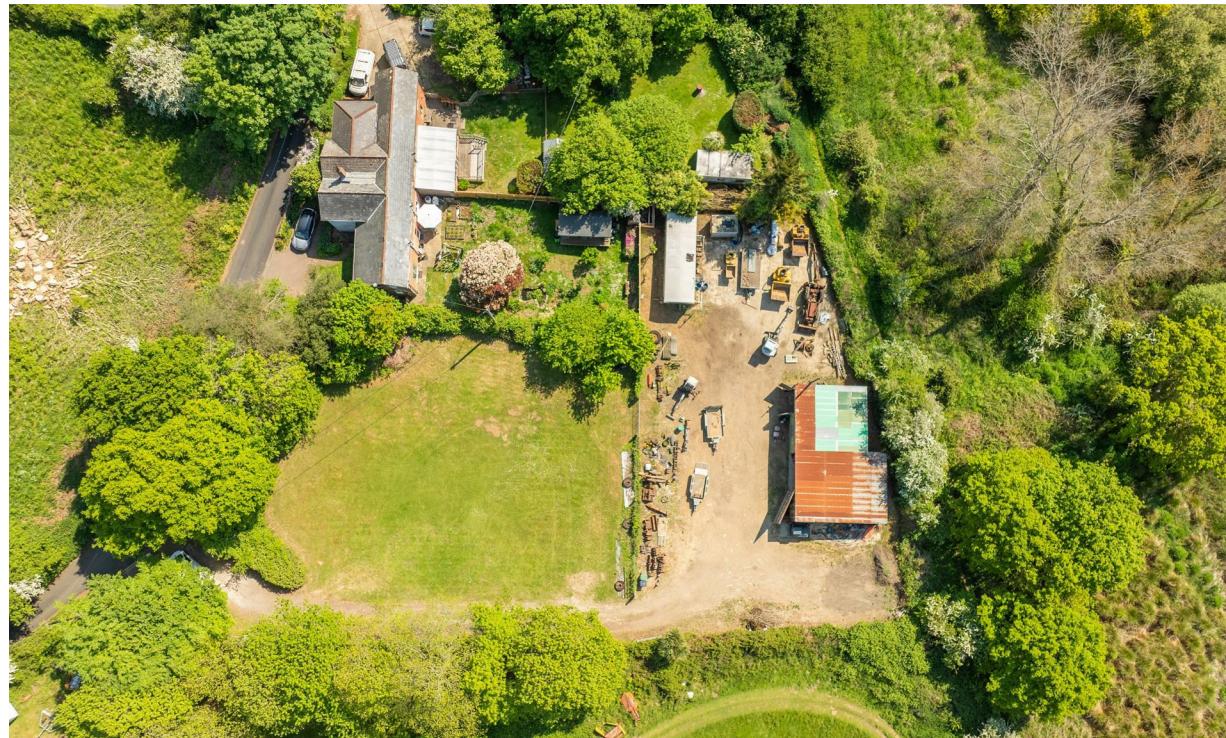
Golf View Farm has been successfully operating as a plant hire business for the last 30+ years.

Located off a private drive from Lower Road; to the north of the property is an undulating grass paddock, with mature hedgerows to the north and east, post and rail fencing to the south, and open to the west.

The main hub of the property is situated to the south. Comprising a large commercial yard extending to nearly 836 sq.m. (9000 sq.ft) with full planning permission for use as a plant hire business and HGV operating centre, with parking.

The property also benefits from a large workshop, split into two internal bays, with concrete floor – one bay used as a workshop and the other for plant and machinery storage. The workshop measures approximately 215 sq.m. (2279 sq.ft).

To the south-east of the property, there is a static caravan. There is also a storage container adjacent included in the sale.



# GENERAL REMARKS AND STIPULATIONS

## Method of Sale

The property is offered for sale by private treaty.

## Rights of Way

There are no public or private rights of way over the property.

## Services

The workshop is connected to mains water and single phase electric. The static caravan is connected to mains water and single phase electric.

The property has a private drainage system.

The property benefits from CCTV and WiFi.

## Broadband

The property is connected to BT Broadband with upload speed of around 30Mbps and download speed of 10Mbps.

## Tenure

Freehold with vacant possession.

## Local Authority

Isle of Wight Council

## Planning Permission

Planning Permission and a certificate of lawful use under reference P/00431/13. Further details are available from the selling agents.

## EPC

The buildings at the property are exempt and an exemption letter is available from the selling agents.

## What3Words

//hulk.leaves.baker

## Council Tax and Business Rates

Applicable to the property with a current rateable value of £3,100.

## Building Safety and Asbestos

The farm may contain some Asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the sole selling agent.

## Wayleaves and Easements

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, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold

sale, in so far as they are owned.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Health and Safety

Given the potential hazards of the property, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings and machinery.

## Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

NB These photographs are as at May 2025. Further photographs available upon request.

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

## Viewings

By appointment with BCM Wilson Hill

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NB: These particulars are as at 18th December 2025

**Isle of Wight**

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