



PONDACRE FARM AND BUSINESS UNITS

Yarmouth Road, Shalfleet, Isle of Wight, PO30 4LZ





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An attractive residential and commercial property with an existing significant income stream, comprising a 4- bedroom farmhouse, 43 commercial units, yard and pastureland, in all extending to about 39 acres.

PONDACRE FARMHOUSE

Kitchen/Diner | Utility Room | Study | Living Room | Conservatory | W.C | Hallway |
Double Garage | Master Bedroom with en suite | Three further bedrooms | Family bathroom

GARDENS AND GROUNDS

Tree Lined Driveway | Orchard | Vegetable Garden | Pond

COMMERCIAL UNITS

43 Commercial Units | Parking | Mobile Home Plot

AGRICULTURAL BARN AND YARDAGE

Newly Built Agricultural Barn | Parking | Concrete Hardstanding

LAND

Pastureland extending to 30 acres

In all the property extends to 39.88 acres.

Guide price £3,250,000



SITUATION

Pondacre Farm is located on the western side of Newport, occupying a rural yet accessible location from the A3054, with easy access to Newport, Cowes and Yarmouth.

PONDACRE FARMHOUSE

A substantial four-bedroom farmhouse within 0.86 acres of gardens and grounds. The farmhouse benefits from a large conservatory to the south and an attached double garage. The garden adjoins fields on three sides and is approached from a large, driveway area to the front. The farmhouse is subject to an Agricultural Occupancy Restriction.

HOUSE

Pondacre Farmhouse is approached via a tree lined driveway leading to the front of the property. To the east is a beautiful pond with a number of flowering plants including iris. Continuing past the pond is the well manicured front lawn with a number of trees and shrubs.

Entering through the front door, you are greeted with a spacious hallway leading to an office, W.C., living room and large kitchen. The living room opens up into the south-facing conservatory, which can also be accessed through the kitchen. French doors open onto the large rear garden, which is mainly laid to lawn. This space provides the perfect opportunity for hosting.

On the first floor is a large landing, master bedroom with en suite shower room, two further double bedrooms, single bedroom and family bathroom. All the bedrooms benefit from magnificent views across the surrounding land, with two having distant Solent Views.

Adjoining the property is a double garage with a covered path linking it to the main house.

GARDENS AND GROUNDS

The well maintained driveway is flanked by trees with fields on either side and leads to a junction between the house and commercial units. The farmhouse includes a wonderful wrap-around garden enjoying views across its own land. The garden is south facing and includes a number of shrubs and plants as well as a number of useful outbuildings.



COMMERCIAL UNITS

A compact and recently constructed commercial letting complex comprising 6 steel framed buildings divided into 43 commercial units, commercial yardage, let shipping containers, a mobile home site, W/C facilities and car parking. The site enjoys good occupancy levels attracting private and business tenants to this central location with easy road access to the Islands main towns and ferry connections.

The 43-purpose built letting units benefit from either electric roller shutter doors or non-mechanical, concrete floor and some with 3-phase electricity/water with the remainder having single phase connected and recharged via sub-meter. The rental agreements with the tenants is a mix of formal and casual leases (some that are documented and some not) with an easy in and out format. Tenants range from private storage use, office, automotive and general business use. Some tenants occupy the adjacent external yardage in addition to their storage unit. Business rates are payable by the tenants with insurance and repair responsibility remaining with the landlord. Car parking is on non-allocated, first come, first serve basis and a single standalone w/c block (serviced by the landlord) serves all the units. There are no service charges levied for the common parts. The site currently benefits from a recently installed CCTV system.

There is also an area of clear yardage let to a number of tenants for caravan, vehicle, and equipment storage. The total gross rent passing as of April 2026 is £225,708.12 + VAT. Please note that the existing storage containers on the property will be removed prior to completion.



MOBILE HOME SITE

The property includes a site currently supporting a 2 bedroomed mobile home connected to services. The mobile home belongs to a third party but may be available to purchase by separate negotiation.

MOBILE COMMUNICATIONS MAST

The property includes a plot leased to a mobile telephone operator which supports a mast. The tenants have a right of access to the mast.

LAND

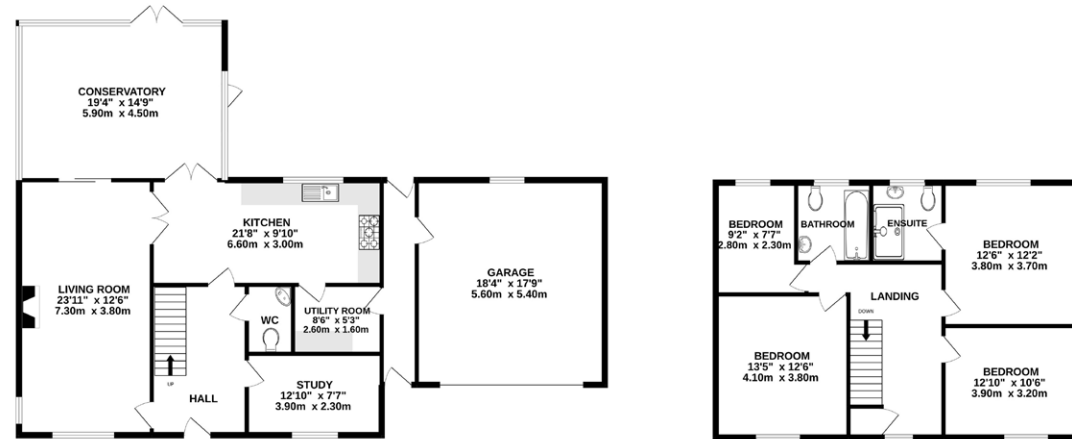
To the south and east of the house there is a block of land split into two fields. This land is pastureland and has been used for cutting of hay. The land extends to about 34 acres.

AGRICULTURAL BARN

To the south of the newest commercial unit (situated to the west) there is a new agricultural barn which extends to about 360m2 which houses farm machinery.

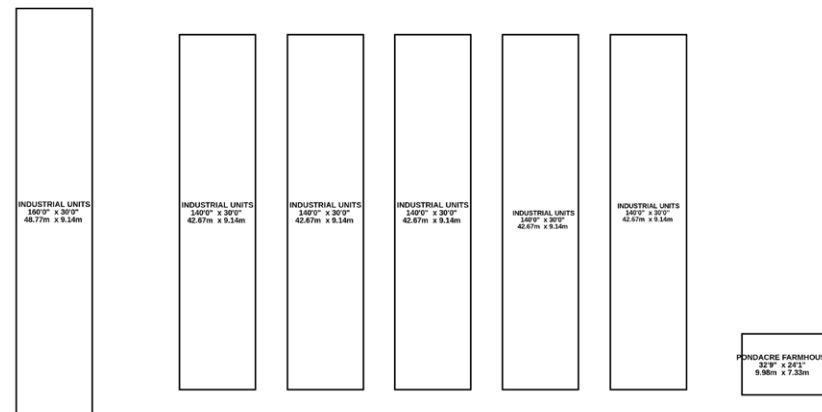


Not to scale



TOTAL FLOOR AREA: 2324 sq.ft. (215.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropax 102022

Not to scale



TOTAL FLOOR AREA: 26577 sq.ft. (2469.1 sq.m.) approx.
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GENERAL REMARKS

SERVICES

The farmhouse benefits from mains water and electric. The house is heated by oil fired central heating. The house benefits from a private drainage system as well as solar PV panels that are registered for Feed In Tariff. The pastureland benefits from a livestock water connection.

The commercial units benefit from mains electric, and mains water connection. Each let unit is connected to the electrical and water supply with the landlord re-charging via sub meter readings. The W/C block, shares the private drainage system with the house. NB: Pondacre Farm enjoys a newly installed Sewerage Treatment Plant & the farmhouse has a newly installed Oil Fired Boiler.

METHOD OF SALE

The property is offered for sale by private treaty, as a whole.

RIGHTS OF WAY

There are no public rights of way crossing the property.

PLANNING/LISTED BUILDING

The property is within the Isle of Wight National Landscape. The farmhouse is subject to an Agricultural Occupancy Condition, further details available from the selling agents.

TENURE AND POSSESSION

The property will be sold with vacant possession on completion subject to the licenses and tenancies that apply at the point of sale.

EPC

House – C

Commercial Units – N/A

POSTCODE

PO30 4LZ

FIXTURES AND FITTINGS

BCM Wilson Hill will supply a list on request, 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.

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.

These particulars are as at April 2026 with photographs taken in 2022 and 2026.

VIEWINGS

Viewings strictly by appointment with BCM Wilson Hill.

DATA PACK

For further information, please contact the sole selling agents BCM Wilson Hill who can provide more detailed information on request.

COUNCIL TAX AND BUSINESS RATES

The farmhouse has a council tax band E. Further details on the business rates details are available from the selling agents.

ACCESS

The property is accessed via a private driveway (within the freehold of the property for sale) off Forest Road.

SELLING AGENT

BCM Wilson Hill, Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

WHAT3WORDS

///chucks.rocket.classmate

SPORTING, TIMBER AND MINERAL RIGHTS

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

HEALTH AND SAFETY

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

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 popes whether referred to in these particulars or not.



Isle of Wight

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