

GREAT WHITCOMBE MANOR FARM

Whitcombe Road, Newport, Isle of Wight





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A rare opportunity to acquire a versatile mixed agricultural holding in a sought-after Isle of Wight location, extending to approximately 112.13 acres, including a substantial range of traditional and modern farm buildings, productive arable and pastureland, and a parcel of woodland.

LAND

Lot 1

Arable 74.53 acres (30.16 ha) | Permanent Pasture 24.69 acres (9.99 ha) | Woodland 3.45 acres (1.40 ha)

Total approximately 106.34 acres (43.03 hectares)

Lot 2

Permanent Pasture 5.78 acres (2.34 ha)

Guide Price

Whole - £1,250,000

Lot 1 – Farm Buildings and Land (106.34 acres)- £1,155,000

Lot 2 – Conker Field (5.78 acres) - £95,000

FARM BUILDINGS

Stone Barn | Traditional Open Front Barn | Cattle Building | Store | Straw | Store with Lean-to | Pole Barn Lean-to

GREAT WHITCOMBE MANOR FARM

Great Whitcombe Manor Farm comprises an attractive and versatile holding with agricultural land and a diverse range of farm buildings. Set within a peaceful rural yet accessible location, the land supports arable cropping and pasture, with woodland adding amenity and biodiversity interest.

The farmyard includes both modern steel-portal barns and traditional stone buildings, positioned just off Whitcombe Road.

SITUATION

Great Whitcombe Manor Farm occupies a peaceful but easily accessible rural position on the outskirts of Newport, the County Town of the Isle of Wight, and sits within an attractive area of undulating countryside. Accessed directly from Whitcombe Road, the property enjoys a sense of privacy while remaining highly convenient for the Island's central transport routes.

The farm is only a short drive from Newport's extensive range of amenities, including shops, restaurants, supermarkets, schools and services, making it well placed for both lifestyle and commercial farming needs.

Ferry services from Cowes, Fishbourne, Ryde and Yarmouth provide frequent connections to Lymington, Portsmouth and Southampton, enabling straightforward mainland access for machinery, livestock transport, or commuting.

FARMLAND

The land totals 43.03 hectares (106.34 acres) with the majority sitting primarily to the west of the farm buildings in a single block. A further 2.34-hectare (5.78-acre) parcel (Conker Field) lies northeast of the buildings.

Land Use Breakdown:

Lot 1

- Arable: 30.16 ha (74.53 acres)
- Permanent Pasture: 9.99 ha (24.69 acres)
- Woodland: 1.40 ha (3.45 acres)

Lot 2

- Conker Field: 2.34 ha (5.78 acres) permanent pasture

This land supports a mixed arable and livestock system.



FARM BUILDINGS

The property benefits from a range of traditional and modern agricultural buildings, offering excellent versatility for agricultural, storage, or potential future redevelopment (STPP).

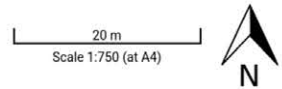
Number (as per plan)	Description	Size (Approximate)
1	Open Front Barn	39.97 m ² (430 ft ²)
2	Cattle Building	284.30 m ² (3,060 ft ²)
3	General Store	298.05 m ² (3,208 ft ²)
4	Grade II Listed Barn	91.51 m ² (985 ft ²)
5	Pole Barn Lean-to	44.47 m ² (479 ft ²)
6	Open Store with Lean-to	105.49 m ² (1,135 ft ²) + 13.04 m ² (140 ft ²)

The buildings comprise as follows (by reference number):

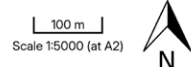
1. Brick and stone, open front barn, with block walls under a partly corrugated tin roof and clay tiled pitched roof. The barn is split with a stone block wall and has a concrete floor.
2. Steel portal framed, brick and sleeper wall to 3m with corrugated sheet cladding. Iron stanchions structure, bordering stone barn and portal steel frame barn. Chalk floor and asbestos fibre roof. Used to house cattle.
3. Steel portal frame general store, concrete block walls, concrete floor with asbestos fibre roof. Both ends of barn have Yorkshire boarding in poor condition.
4. Coursed stone walled barn with red brick dressings which include tiered ventilation slits. Double cart doors with a wooden shutter on the western gable end. Wooden beam structure under corrugated tin pitched roof. Grade II listed building.
5. Mono-pitched pole barn lean-to with corrugated tin walls and open front. Chalk floor under steel profile sheet roof.
6. Steel portal frame open straw store, with a lean-to on the northern side and chalk floor. Steel stanchion frame under asbestos roof. Lean-to is supported by wooden pole and the barn is three bays deep.



Building Plan at Great Whitcombe Manor Farm



Great Whitcombe Manor Farm





GENERAL REMARKS

Method of Sale

Great Whitcombe Farm is offered for sale by private treaty, as a whole or in two separate lots.

Rights of Way

There is a bridleway IW|N|108 dissecting the farm land.

We have been made aware that the neighbouring property, Great Whitcombe Manor, has a right of way over a designated part of the farmyard to access their property.

Access

Lot 1 – The farm buildings are accessed directly from Whitcombe Road. There are further vehicular access points to the farm land located along Whitcombe Road.

Lot 2 – The land is accessed via an existing gateway from Whitcombe Road.

Services

Buildings – The buildings are served by a single phase electric connection, and a mains water connection.

Land – Several of the fields benefit from water connections.

Tenure

Sold with vacant possession on completion.

The land is currently utilised under a cropping agreement with a nearby farmer.

Building Safety/Asbestos

The farm contains 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.

Boundaries

A boundary fence will need to be erected between points A and B on the sale plan the sale land and adjacent land (Great Whitcombe Manor) on the western boundary. The vendors will undertake this work within 6 months of the completion of the sale of Lot 1.

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 poles 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.

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.

EPC

Exempt

Postcode

PO30 3DY

Listed Buildings

The stone barn is listed, Grade II under reference The Stone Detached Barn at Great Whitcombe Manor Farm – 1390844 with Historic England.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH 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 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.

Fixtures and Fittings

BCMWH 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.

What3Words

///teachers.reflector.game

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill – Isle of Wight Office, Red Barn, Cheeks Farm, Merstone, Merstone Lane, Isle of Wight, PO30 3DE. T – 01983 828805.

NB These particulars are as at TBC



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