



# ALDERMOOR FARM

Upton Road, Ryde, Isle of Wight, PO33 3LA





# ALDERMOOR FARM

Upton Road, Ryde, Isle of Wight, PO33 3LA

A historic farmstead on the outskirts of Ryde, including a 4-bedroom farmhouse with self-contained annex, a range of farm buildings with residential planning consent, further farm and domestic buildings and several field paddocks, in all extending just under 22 acres. Available as a whole or in three separate lots.

## ALDERMOOR FARMHOUSE

**Ground Floor:** Large Entrance Porch with Utility Room off | Entrance Hall | Living Room  
Kitchen/Diner | Boot Room with W.C | Annex/Office | Bathroom

**First Floor:** Landing | Three Double Bedrooms, all with en suite facilities

**Second Floor:** Double Bedroom Four with en suite and loft access

## GARDENS AND GROUNDS

Extended garden, two orchards, large vegetable patch  
with a water-saving system

## RESIDENTIAL DEVELOPMENT SITE

A range of farm and equestrian buildings benefitting from full planning consent for the development of the existing building; proposed three dwellings

## ADDITIONAL BUILDINGS

A number of historic and modern farm buildings comprising: Garage | Caravan  
Tack building | Balecob toilet block | Green barn

## LAND

Several sheltered field paddocks extending to about 20 acres of permanent pasture

**In all approx. 21.66 acres (8.76 ha)**



## HISTORY

Aldermoor Farmhouse evolved from a pair of cottages belonging to a nearby manor house with the cottages becoming one large dwelling during the 20th Century.

Aldermoor Farm was utilised as a dairy until the mid-20th Century, becoming a B&B in the 1960's.

The house was thoroughly refurbished in 2012 with new wiring, plumbing, insulation, double glazing and loft conversion to provide a fourth en suite double bedroom with stunning views from its elevated position.

## SITUATION

Aldermoor Farm is situated in an elevated position in Haylands, on the outskirts of Ryde, providing stunning views across the town and Solent. The property is accessed directly from Upton Road, via a private drive.

The property is situated within close proximity to the nearby countryside, the town centre and numerous beaches.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.

## DESCRIPTION

Aldermoor Farm is a beautiful property with period features both internally and externally. The house is set within 21.66 acres, in an elevated position benefitting from views across Ryde.

## GROUND FLOOR

Aldermoor Farm is approached via its own private driveway leading to ample parking.

Entering Aldermoor Farmhouse through the double glazed front porch leads into a utility room and the beautiful timber door providing access into the dwelling.

The entrance hall leads into the useful boot room which has a W/C and historic flagstone floor.

The triple aspect kitchen/diner has a range cooker and benefits from a wood burning stove while the living room has an open fire hearth.

## FIRST FLOOR

The first floor has a landing which wraps around and has a large airing cupboard. Three double bedrooms, all benefit from en suite facilities with one overlooking the rear of the property with far reaching views across Ryde.

## SECOND FLOOR

In 2012, the property was re-modelled, and a loft conversion provided a fourth en suite bedroom at second floor level. This bedroom, with its elevated position within the home, benefits from far reaching views across the property and further on across Ryde. Loft access is also provided through this bedroom.



## ANNEX

There is a separately accessed (self-contained) annex, currently put to use as an office.

## GARDENS AND GROUNDS

The farmhouse is served by a private driveway with a path leading to the entrance door of the farmhouse. The mature gardens are sheltered by trees, shrubs and hedgerows providing natural borders.

An orchard contains trees bearing a number of different fruit including cherries, apples, pears, plums, medlars and quince while the vegetable garden has a water-saving system.

There are a number of useful outbuildings including a garage, workshop, greenhouses and sheds, many having connections to electricity, with the workshop also having a connection to water.

In 2022, the current owners planted an oak circle and surrounded it with other native trees as part of the Queen's Green Canopy to commemorate the Platinum Jubilee.

The natural habitat at Aldermoor Farm provides residence for an abundance of wildlife including dragon flies, newts, stoats, birds of prey, water fowl and reptiles.

## FARM BUILDINGS

There are a number of farm buildings at the property including a redundant dairy building and barns with planning permission granted under reference P/00347/19 for conversion to provide 3 residential dwellings. Three phase electricity is connected throughout these buildings with water currently available to two units.

## LAND

Aldermoor Farm comprises approximately 20 acres of pasture and woodland with water connections in some parts via animal troughs. The land includes several paddocks, mostly with post and rail fencing. To the north of the property there is a separate block of woodland which extends to about 2 acres.





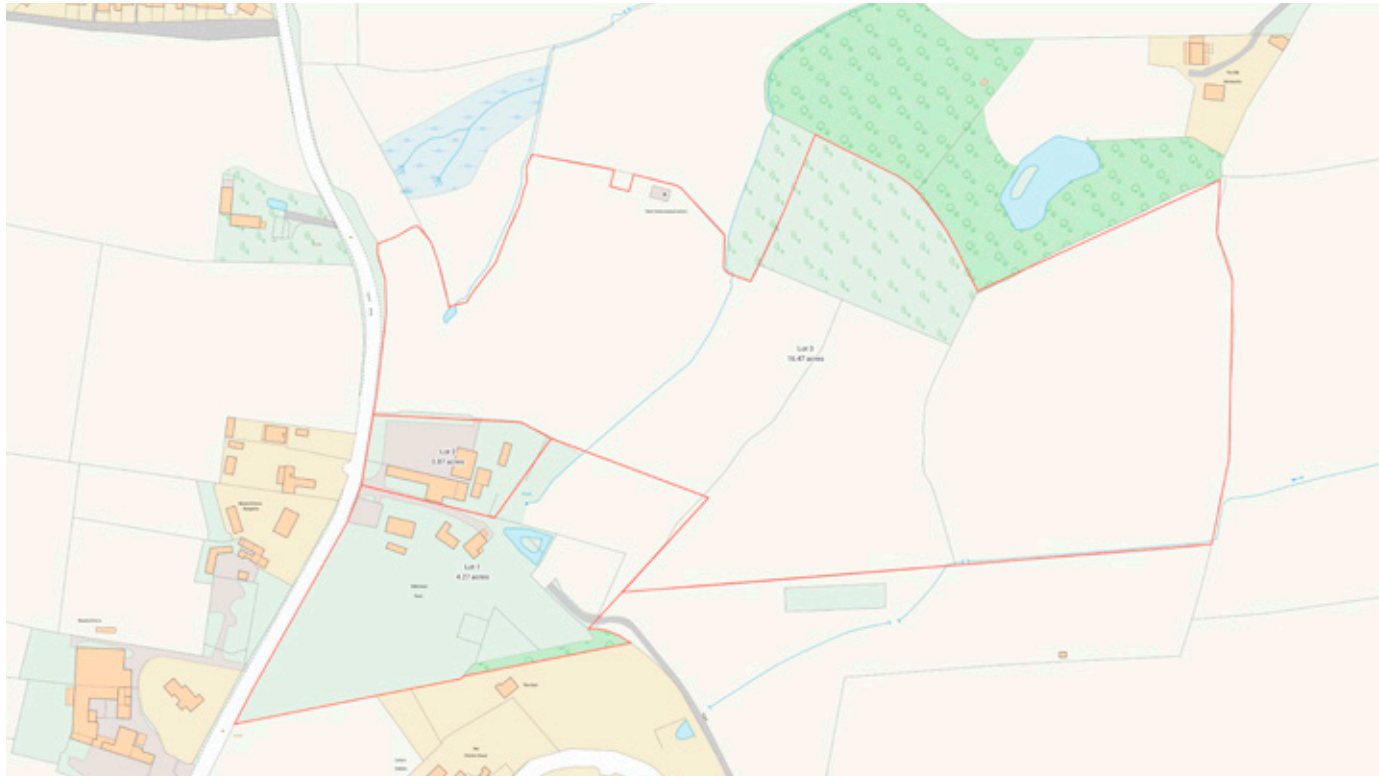
CGI IMAGES FOR ILLUSTRATIVE PURPOSES ONLY











## GENERAL REMARKS AND STIPULATIONS

### SERVICES

Lot 1- The farmhouse benefits from mains electric, water and gas. Drainage is via a private drainage system (septic tank). The property benefits from solar water heaters. There is also an active well at the property.

Lot 2- Some of the farm buildings benefit from mains electric and water connections.

Lot 3- There is a water connection via a number of water troughs, fed from the main house.

### METHOD OF SALE

Aldermoor Farm is offered for sale by private treaty as a whole, or in three lots with vacant possession on completion.

NB: Lots 2 and 3 will not be sold away separately until Lot 1 has been transacted.

### ACCESS

LOT 1: There is direct vehicular access to the land off the public highway (Upton Road). There is an additional vehicular right of access to the south west, via a 5 bar metal gate.

LOT 2: There is direct vehicular access off the public highway (Upton Road). As per the existing planning consent, Lot 2 would benefit from its own separate parking area.

LOT 3: There is direct vehicular access off the public highway (Upton Road) via a 5-bar metal gate.

### TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale. The property is freehold.

### PLANNING PERMISSION

Lot 2 – Planning permission granted under reference P/00347/19 (at appeal) for the development of the existing farm buildings; proposed 3 new dwellings.

### BASIC PAYMENT SCHEME

The vendors currently claim entitlements on some of the permanent pastureland. The commensurate number of entitlements will be transferred to the purchaser.

### OVERAGE

Lot 3 – An overage provision is to be applied by the current vendors at a rate of 35% of the uplift in value over a 30-year term triggered by change of use planning permission and permitted development.

### COVENANT

Lot 2 – A restrictive covenant will be included to restrict the total number of dwellings across Lot 2 to a maximum of 3 dwellings at any one time.

Lot 3- Covenant for access to telecoms mast owned by a neighbour.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The vendors benefit from a wayleave from electricity poles that run overhead across Lot 3, providing an income of about £100/ pa.

A neighbouring property benefits from an easement in relation to access/maintenance of underground pipework and the nearby telecoms mast.

### SPORTING, TIMBER AND MINERAL RIGHTS

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

### LOCAL AUTHORITY

Isle of Wight Council

### POSTCODE

PO33 3LA

### PLANS, AREAS AND SCHEDULES

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

### FIXTURES AND FITTINGS

BCM 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.

### VIEWINGS

Viewings strictly by appointment with BCM.

### SELLING AGENT

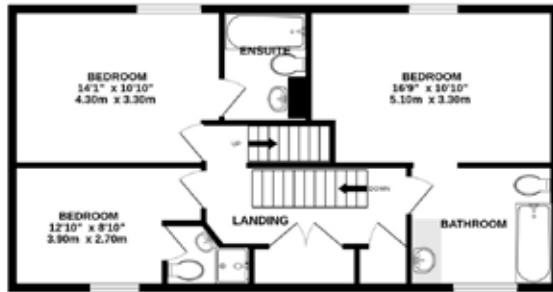
BCM, Isle of Wight office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	

## FARM HOUSE

TOTAL FLOOR AREA: 1879 sq.ft. (174.6 sq.m.) approx.

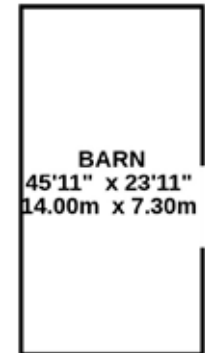
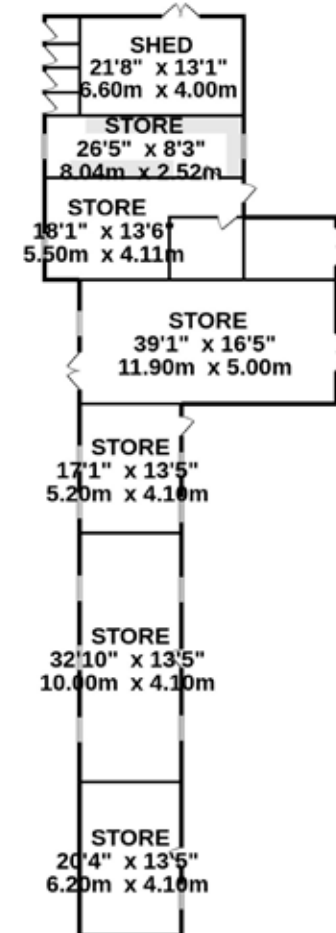
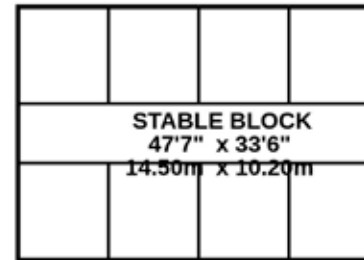
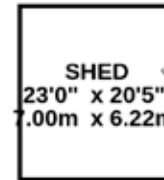
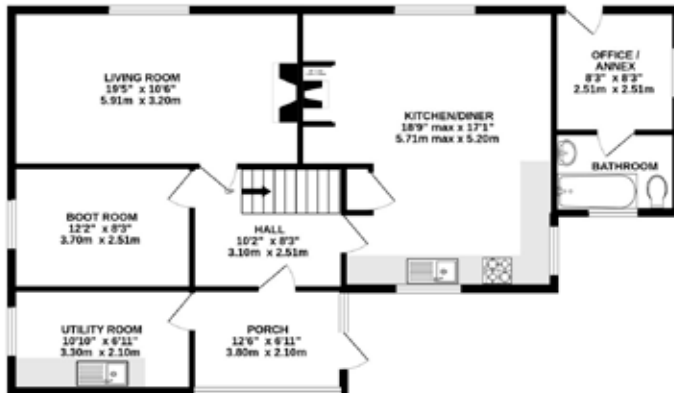
1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



### IMPORTANT NOTICE

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

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- 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.
- 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 tested them.



## WINCHESTER

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



rural property specialists