



# PENNETHORNE PARK FARM

Hamstead Drive, Hamstead, Yarmouth, Isle of Wight, PO41 0YD





Ningwood Creek nearby

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A secluded dairy farm situated near Newtown Creek on the Isle of Wight, including a newly built 3-bedroom bungalow, several traditional and modern farm buildings, and a site with full planning consent for five holiday lodges. All set in grass farmland, extending to just over 45 acres. Further land available under separate negotiation.

Available as a whole or in 4 lots  
Guide Price (Whole): £1,600,000

Lot 1 – Bungalow and 11.28 Acres of Pastureland - £650,000

Lot 2 – Farm Buildings and 20.69 Acres - £500,000

Lot 3 – Glamping Site and 1.78 Acres - £350,000

Lot 4 – 11.01 Acres of Permanent Pastureland - £100,000

## PENNETHORNE PARK FARM BUNGALOW

### Ground Floor

Kitchen/Dining/Lounge | Entrance Hall | Three Double Bedrooms | Office | Boot Room with W.C | Utility | Family Bathroom

### GARDENS & GROUNDS

Garden

### GLAMPING SITE

Planning consent for 5 eco pods (holiday use)

### AGRICULTURAL BUILDINGS

Cattle Barn and Tractor Store | Cubical Barn | Formerly a Milk Processing Plant | Dairy parlour with office/store | Feed Silo

### LAND

Several paddocks extending to about 43 acres of permanent pastureland

**In all approximately 45.50 acres**



## HISTORY

Pennethorne Park Farm was historically part of the Hamstead Estate. The farm has historically been used as a successful dairy unit with its own dairy parlour and milk processing plant. Due to the current vendors wishes to expand to a larger holding, the Property is unexpectedly available to purchase, as a whole or in 4 lots.

## SITUATION

Pennethorne Park Farm is situated in one of the most secluded locations on the Island, near the Hamstead Heritage Coast, accessed over Hamstead Drive crossing the bridge over Ningwood Lake. The farm sits in a glorious countryside position and is approached a tree lined driveway.

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 Marlborough 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 in Colwell Bay and The Smoking Lobster in Ventnor and Cowes.



## PENNETHORNE PARK BUNGALOW

A newly constructed modern bungalow with high energy efficiency and enjoying wonderful views over the wider holding, sat within its own grounds and gardens of about 0.20 acres.

### Ground Floor

The bungalow at Pennethorne Park Farm is via a private lane (in ownership) with ample parking to the side.

Entering the bungalow from the Western end, you enter the large entrance hall. From the entrance hall there is a utility and WC, with the utility benefiting from plumbing for both a washing machine and tumble dryer, with a small sink. Leading through the property there are three double bedrooms, all enjoying wonderful views towards the rear or front garden, a study which could also be used as fourth bedroom/

playroom, large family bathroom with shower and bath, and a spectacular kitchen/dining/lounge on the Eastern end of the property which enjoys being triple aspect with a wood burner. The property also benefits from a large porch/boot area with where the formal entrance can be found.

### GARDENS AND GROUNDS

The bungalow enjoys being sat within a formal garden area of 0.20 acres and benefits from wonderful views to the rear of the property overlooking the grass paddock included in Lot 1. Lot 1, which extends to 13.20 acres.

## PLANNING

NB: The bungalow is subject to an Agricultural Occupancy Condition, with the occupancy of the bungalow (as confirmed within the decision notice as) limited to "The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants".











Glamping site

## FARM BUILDINGS

There are a number of modern and traditional buildings at the property, including:

Description	Size	Description
Cattle Barn and Tractor Store	30.0m x 11.50m	Steel Frame Building with concrete walls and fibre Cement Roof with lean to and concrete floor.
Cattle Barn	24.50m x 15.50m	Steel Frame with brick and block construction, corrugated metal roof and concrete floor.
Dairy Parlour	17.0m x 4.90m	Milking parlour, with dairy apparatus, constructed of steel frame, timber clad and fibre cement roof.
Cubical Barn	30.60m x 12.10m	Complete with 54 cubicles, constructed of steel frame, concrete walls and fibre cement roof.

## GLAMPING SITE/BUILDING

Situated to the south of the farm buildings, adjacent to the adjacent to the old stable block, there is a separate parcel of grassland which benefits from full planning consent for 5 eco style holiday pods, granted under planning reference "REF 19/01255/FUL".



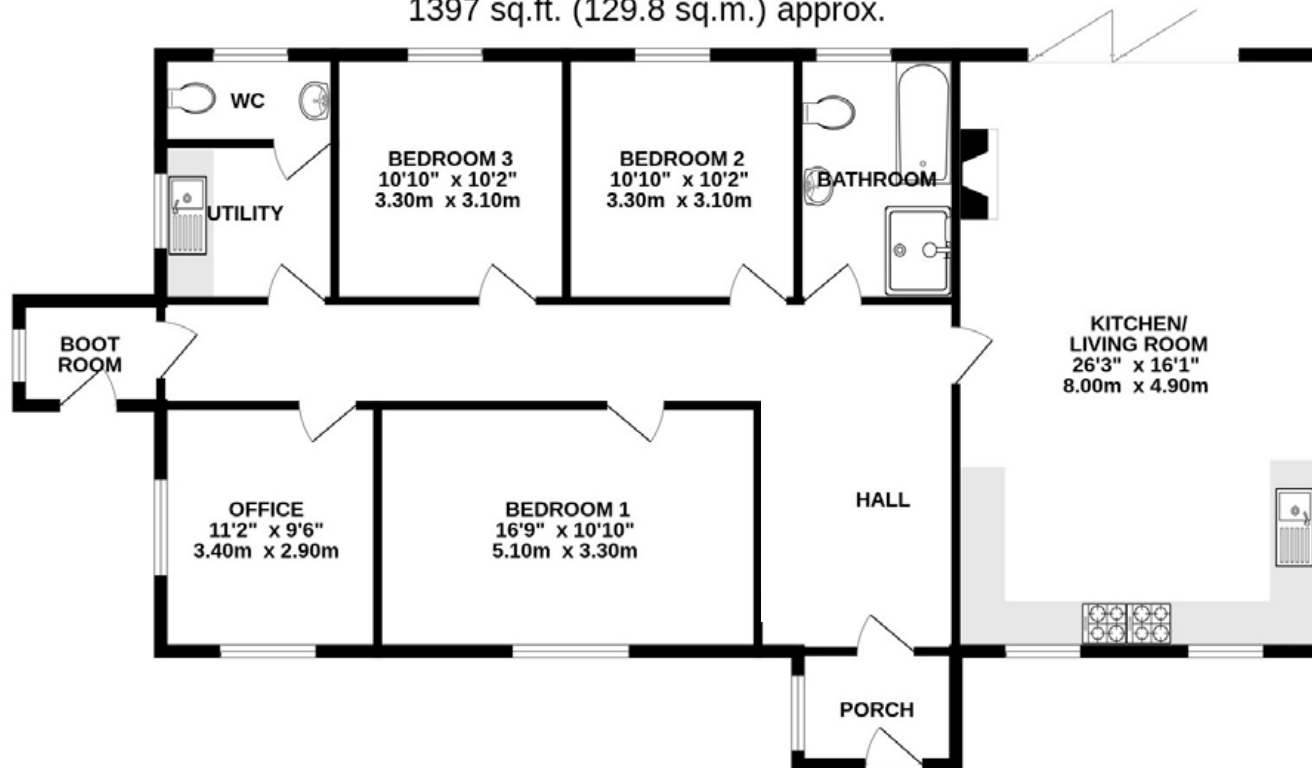


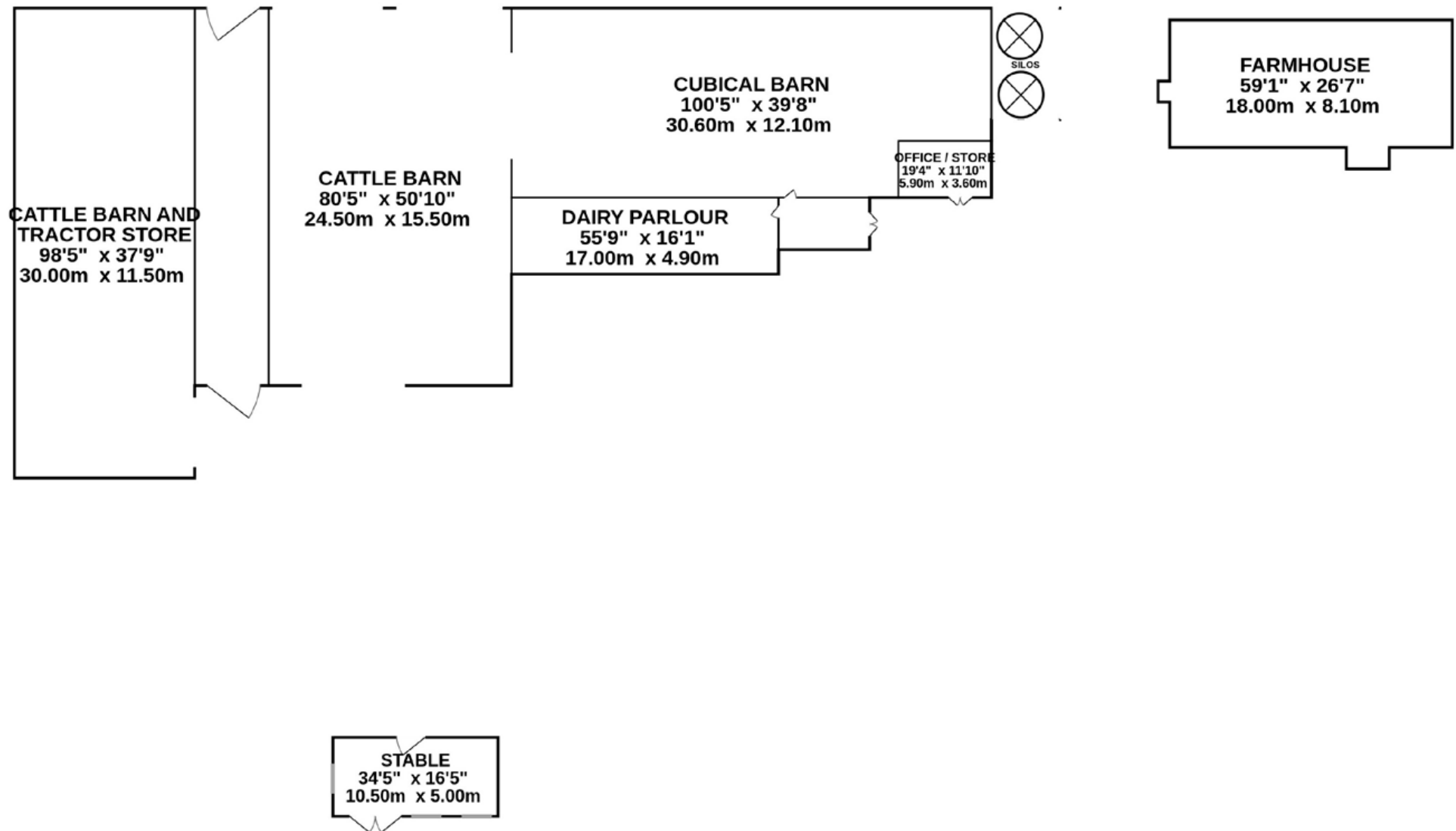
**LAND**

The land at Pennethorne Park Farm comprises approximately 41 acres of pasture and woodland with water connections for animal troughs. The land is split into 4 paddocks and enjoys a large pond and some woodland pockets in the Southern most corner.

Approximate Gross Internal Floor Area  
House: 129.8 sq.m or 1397 sq.ft

GROUND FLOOR - NOT TO  
SCALE  
1397 sq.ft. (129.8 sq.m.) approx.





# Pennethorne Park Farm



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Pennethorne Park Farm is offered for sale by private treaty, as a whole or in four lots; with vacant possession on completion.

### Rights of Way

There are no public rights of way over the property being sold. There is a private right of way over a short section of access road (outlined in blue on the plan) benefitting the neighbour in the bungalow.

### Access

All lots are accessed from the public highway, A3054 along a privately owned (third party) drive (Hamstead Drive). From Hamstead Drive, the access is as follows (if sold separately):

Lot 1 will own the private driveway at Pennethorne Park Farm.

Lot 2 will benefit from a right of way for all purposes over the private driveway at Pennethorne Park Farm.

Lot 3 will benefit from a right of way for all purposes over the private driveway at Pennethorne Park Farm

Lot 4 benefits from a right of way for all purposes over Hamstead Drive leading to the access (over retained land) via a 5 bar metal gate. This is hatched orange on the sale plan.

### Services

**Lot 1:** The bungalow benefits from mains water, electric and LPG central heating. Drainage is via a private drainage system (sewer treatment plant) which was installed in 2021 and complies with the general binding rules for private drainage systems.

**Lot 2:** The farm buildings are connected to mains electric and private water supplies.

**Lot 3:** The domestic buildings benefit from mains electric and water connections. Drainage is via a private drainage system (sewer treatment plant) which was installed in 2021 and complies with the general binding rules for private drainage systems.

**Lot 4:** The land is connected to private water supply.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, 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 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.
- 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 tested them.

### Tenure and Possession

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

### Planning

**Lot 1:** NB: The bungalow is subject to an Agricultural Occupancy Condition, with the occupancy of the bungalow (as confirmed within the decision notice as) limited to “The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

**Lot 3:** Planning permission for the holiday pods were granted under reference REF 19/01255/FUL.

### Basic Payment Scheme

The vendors currently claim entitlements on some of the permanent pastureland. The vendors wish to retain the entitlements and they are not included in the sale.

### Wayleaves, Easements and Rights of Way

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser.

### 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

### Council Tax

Bungalow - TBC

### EPC

Bungalow - TBC

### Postcode

PO41 0YD



topping.economics.snapper

### 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, Fittings and Farm Equipment

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

NB. These particulars are as at May 2023 and photography taken April 2023.



## 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, Sunrise Hill Yard,  
East Ilsley, Newbury RG20 7LY

T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



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