RUSSELS FARM, ROUD, GODSHILL, ISLE OF WIGHT PO38 3LH
GUIDE PRICES: LOT 1 £470,000 | LOT 2 £425,000 | AS A WHOLE £895,000
A traditional stone 3 bedroom farmhouse with garden, paddocks, farm buildings and land; two of the buildings have consent for conversion into residential units (only one conversion may be implemented). In all about 20 Acres (8.2 ha).

The property is offered for sale as a whole or in two Lots. See ‘LOTTING’ below.

Lot 1 (shown Edged Red on the Attached Plan) comprises: The Farmhouse, Gardens, Stone Cowshed (with consent for residential conversion and Paddocks (in all about 2 Acres (0.81 ha))

Lot 2 (shown Edged Blue on the Attached Plan) comprises: Modern Building (about 370 sq m or 4,000 sq ft) with consent for conversion to a 3-5 bedroom house, a collection of 20th Century farm buildings, pasture in all about 18 acres (7.28 ha).

The property is situated on the edge of the pretty hamlet of Roud in the midst of unspoiled countryside with views towards open downland. Both the whole and the individual lots have potential for smallholding or equestrian use.

Lot 1 - The Farmhouse
Semi-detached, the 3 bedroom farmhouse is constructed of stone elevations beneath slated roofs. It has many period features and is believed to date from at least the 18th century. Over the last 9 years the property has undergone an extensive and sympathetic programme of renovation and improvement including the installation of oil-fired central heating and the replacement of windows in the original style. In the kitchen the Aga range has been retained and there is a new stone floor, the bathroom has been replaced. There is a multi-fuel wood-burning stove in the Sitting Room. Outside the soffits and fascias have been renewed, the stonework has been re-pointed and period style guttering (to mimic cast iron) and rain water goods have been replaced in keeping.
ACCOMMODATION

The accommodation extends over 2 floors and comprises:

**GROUND FLOOR**
ENTRANCE HALL with flagstone floor.
UTILITY ROOM / STUDY flagstone flooring, space for washing machine.
SITTING ROOM A dual aspect room, multi-fuel wood-burning stove, views.
KITCHEN has a 2 oven, oil-fired Aga range, built-in cupboards with work surfaces and sink unit, space for dishwasher, stone flooring.
OUTSIDE COURTYARD AREA Storage Cupboard, WC and basin, Boiler Cupboard/Boot Room

**FIRST FLOOR**
BEDROOM 1 A double-aspect room with wonderful views, period fireplace.
BEDROOM 2 With large storage cupboard which could potentially be converted into a shower room 'en-suite' or a walk-in wardrobe. Access to loft space.
BEDROOM 3
BATHROOM newly refurbished 2017 with new fittings and tiling: Bath, shower, basin & WC

**OUTSIDE**
Garden mainly laid to lawn with flower beds and shrubs, screened with laurel hedging, and a fine Ash tree to the front.

**Traditional Stone Barn** - Former Cow Shed 16.6 m x 5.4 m (54’4”x17’7”) and 10.4 m x 5.4 m (34’1”x17’7”) with concrete floor, stone walls and slated roof, this building has consent (Under Prior-Notification Rules) see Planning section below.

**Parking** for several vehicles.

**Pond**

**Paddocks**
The paddocks in Lot 1 extend to the north of the Farmhouse. Together with the farmhouse and garden they comprise about 2 acres in 2 useful enclosures. These will be fenced off from Lot 2 by the seller at completion.
Lot 2

LAND: pasture in all about 18 acres (7.28 ha).

FARM BUILDINGS: arranged around the upper yard, these buildings date mainly from the 20th century and comprise:

Building 1: A 5 Bay General Purpose Building/Stock Yard 22.29m x 16.61m (75'1" x 54'4")
Compacted chalk floor, steel portal frame, clad in Yorkshire space boarding above concrete stock walls, profiled steel roof. This building has consent for conversion to a detached house (under Prior-Notification Rules) see Planning section below.

Building 2: Open-Fronted Barn 13.58m x 7.3m (44'5" x 23'9")
Part concrete floor, steel and timber frame, fibre cement roof, open front.

Building 3: Pole Barn 12.9m x 16.7m (42'3" x 54'7")
Earth and chalk floor, steel and timber frame, part clad in corrugated steel, fibre cement roof

Building 4: Tractor/Machinery Shed 9.8m x 7.61m (32'1" x 24'9")
Concrete floor, timber frame, fibre cement roof, various cladding and open front.

Building 5: Machinery Shed/Workshop 8.05m x 8.1m (26'4" x 26'5")
Concrete floor, timber frame. Clad in corrugated steel and with corrugated steel roof.

NB Only the main buildings have been described. Various smaller lean-to structures and extensions are not measured or detailed.

SERVICES
Mains electricity. Mains metered water. Heating (Farmhouse) is provided by an oil-fired boiler via radiators. Private drainage (shared with 4 other dwellings).

COUNCIL TAX
Band E - Amount payable 2017/18: £2,128.83

LOTTING

The property is offered for sale as a whole or in two Lots. Please note that a sale on Lot 1 will not be agreed without a sale having been agreed on Lot 2. The sellers’ intention is to sell the whole property simultaneously either to one purchaser or to two.

The Lotting (proposed division into 2 parts) is a guide only. If a purchaser wished to have more or less land with a particular Lot then this could be considered as long as the proposed boundaries did not prejudice the sale of the remaining part. Should the property be sold in the 2 proposed Lots (or similar) then it is proposed that the Access between the Points A & B on the plan is owned jointly by the owners of Lots 1 & 2. If sold separately, the Purchaser of Lot 2 will be required to install their own septic tank/treatment system within the curtilage of that Lot. There is a separate water pipe and meter in place to serve each Lot. In the event that the property is sold in the 2 proposed Lots (or similar) then the electricity supply will need to be properly divided between the 2 Lots. There is a meter to supply the farm buildings, but this will need to be re-located onto Lot 2. The sellers reserve the right to amend the Lotting in any way.

TENURE, FIXTURES & FITTINGS

The property is offered freehold, with vacant possession on the whole upon completion. The seller does not include in the sale any electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars or forming part of the sale. Some items may be available by separate negotiation.
On 18 September 2017 the Local Planning Authority (The Isle of Wight Council) confirmed (under Reference P/00829/17) that it was content that the proposed conversion of the large agricultural building at the property would be in accordance with the provisions of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This in effect gave consent to the proposals. The consented design is for a 3-5 Bedroom house.

On 16 September 2015 the Local Planning Authority (The Isle of Wight Council) confirmed (under Reference P/00922/15) that it was content that the proposed conversion of the stone agricultural building at the property would be in accordance with the provisions of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This in effect gave consent to the proposals. The consented design is for a 3-4 Bedroom house.

The Planning Authority have indicated that only one of the two consented dwellings may be constructed under the Permitted Development Rules. If the property is sold in 2 Lots it will be a contractual requirement that the Consent of the Stone Barn (Lot 1) is not implemented under Prior Notification Rules. This will not prevent a purchaser of Lot 1 applying independently for residential or holiday letting consent.

**DIRECTIONS**

From Godshill end of Whitwell Road, take second right turn (the first is Beacon Alley) into Roud Road. Driveway to property is 1st on left by the pond, gate signed Russells Farm

**The Isle of Wight**, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl, Aldi and Asda all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

**Godshill** is a very popular village situated about 6 miles south-east of the Island's main shopping and administrative centre of Newport and has regular bus services to the coastal towns of Ventnor, Sandown and Shanklin. The village has excellent local facilities including the Church, inns, restaurants, primary school, Post Office and other shops. Beyond the village there are various footpaths and bridleways giving access to the fine countryside and long distance Island trails.

**VIEWINGS**

All viewings will be strictly by prior arrangement with the sole agents Biles & Co Tel 01983 872335

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