

**RUSSELLS FARM, ROUD, GODSHILL, ISLE OF WIGHT PO38 3LH**

**GUIDE PRICES: LOT 1 £470,000 | LOT 2 £425,000 | AS A WHOLE £895,000**





**Lot 2**

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.



**Lot 1 & 2**



## 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" x 17'7") and 10.4 m x 5.4 m (34'1" x 17'7") 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 1



Lot 2





## 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

## LOTING

**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.



## PLANNING

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.**



**Lot 1**

## 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

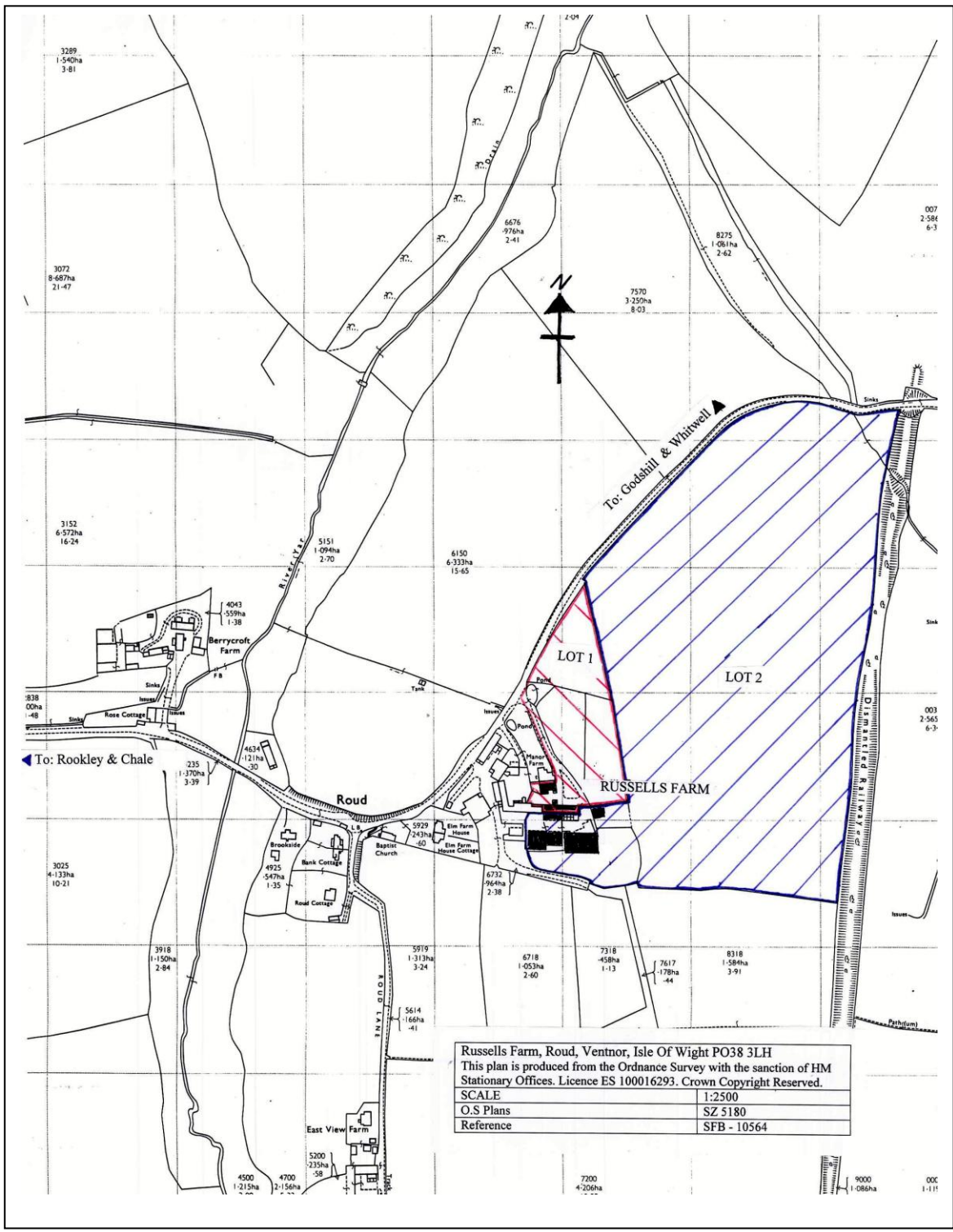
**The Isle of Wight**, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline 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

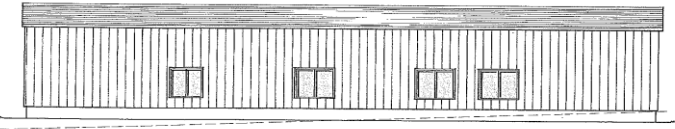
All viewings will be strictly by prior arrangement with the sole agents Biles & Co Tel **01983 872335**

*Biles & Co are required by law to declare that this property is part owned by a person who is employed by Biles & Co.*

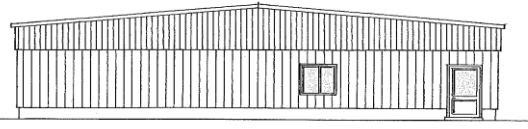


Lot 2

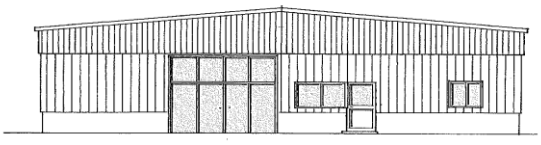
PROPOSED ELEVATION



Rear (South) Elevation



Side (West) Elevation



Side (East) Elevation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	86
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		54	81
EU Directive 2002/29/EC			
England, Scotland & Wales			

RUSSELLS FARMHOUSE

Biles/10564/TC

Approximate Gross Internal Area = 1780 sq ft / 165.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID279614)

PROPOSED HOUSE

Biles/10564/TC



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID372732)



13 High Street  
Bembridge  
Isle of Wight  
PO35 5SD

www.bilesandco.co.uk  
mail@bilesandco.co.uk  
01983 872335

**IMPORTANT NOTICE:** Biles & Co Ltd for themselves and for the Vendors of this property, whose agents they are, give notice that **1.** The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. **2.** All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of Biles & Co Ltd has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Biles & Co Ltd, nor enter into any contract on behalf of the Vendor. **4.** No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken 2017 particulars prepared Sep 2017. **5. MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.