

GREAT PARK AND THORLEY FARM



ISLE OF WIGHT



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*Newport 3 miles | Cowes 6.7 miles | Fishbourne 8.5 miles (Portsmouth in 45 minutes) | Yarmouth 8 miles
(1 mile from Thorley Farm) (Lymington in 40 minutes)
(All distances and times are approximate)*

*‘A rare opportunity to acquire significant acreage on the Island
with diverse landscapes, an historic deer park, a beautiful
Grade II listed house, cottages and farm buildings.’*

In all about 1,478 acres

For sale as a whole or in 3 lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

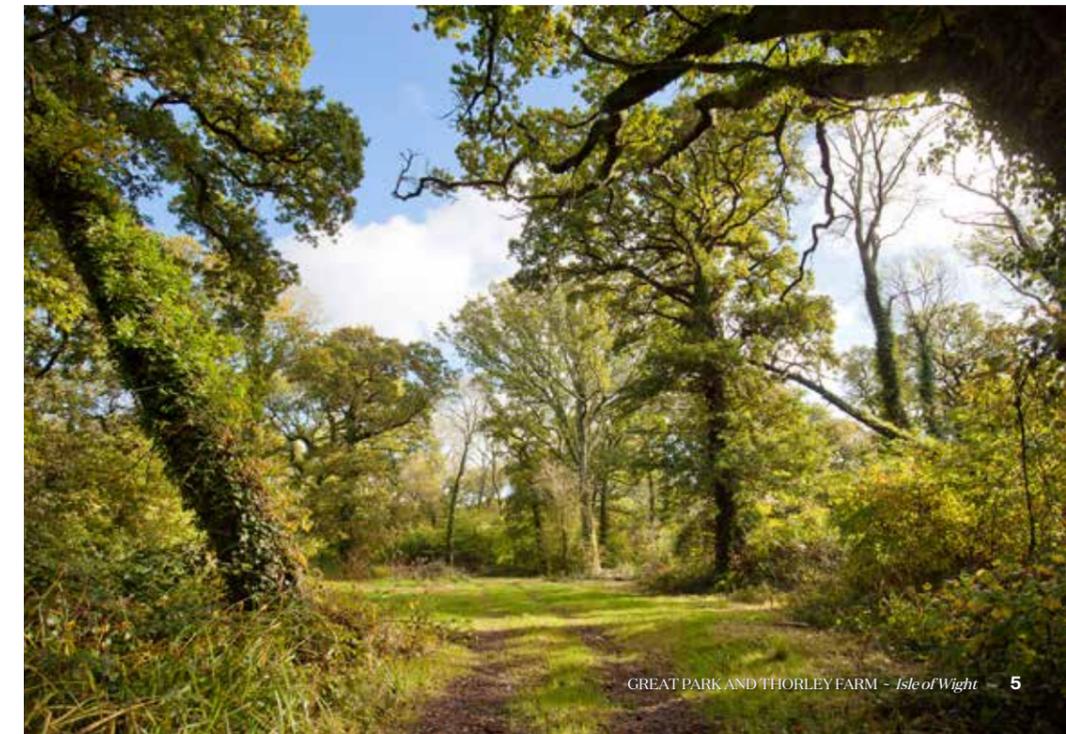
Great Park Farm is situated 8 miles to the east of Yarmouth, 5 miles south of the renowned sailing town of Cowes and 3 miles to the west of Newport, the Island's principal town.



HISTORY

The estate is steeped in history with the area now known as Great Park being a former deer park described in Domesday Book as 'the King's Park'. The deer park boundary, marked by banks, ditches and hedgerows, remains almost intact and is a remarkable survival with its history being traced back to AD 1086.

It is alleged that James I built a hunting lodge for his son, Charles I, who was recorded as hunting the land in the early 1600's and is now the site of the current 18th Century Grade II listed Great Park Farmhouse.



LOT 1 ~ GREAT PARK FARMHOUSE

The Grade II listed farmhouse is set over three floors and has 3 reception rooms, 6 bedrooms and 4 bathrooms. The attractive farmhouse is situated in a private spot with incredible views over the surrounding farmland and woodland. Lot 1 extends to 23.06 acres, the majority of which is pasture and gardens and 2 acres of which is woodland.

The gardens at Great Park Farmhouse are laid to lawn with herbaceous borders and a south facing terrace. There is a tennis

court opposite the annexe. The approach leads you to a gravel sweep at the front of the house. The house is currently subject to an Assured Shorthold Tenancy but vacant possession can be obtained from April 2025.

The farm buildings and annexe are situated opposite the farmhouse, on the other side of the drive. The farm buildings range from traditional to modern buildings with a grain store, drying barn and

machinery store with further workshops, hay stores and storage rooms.

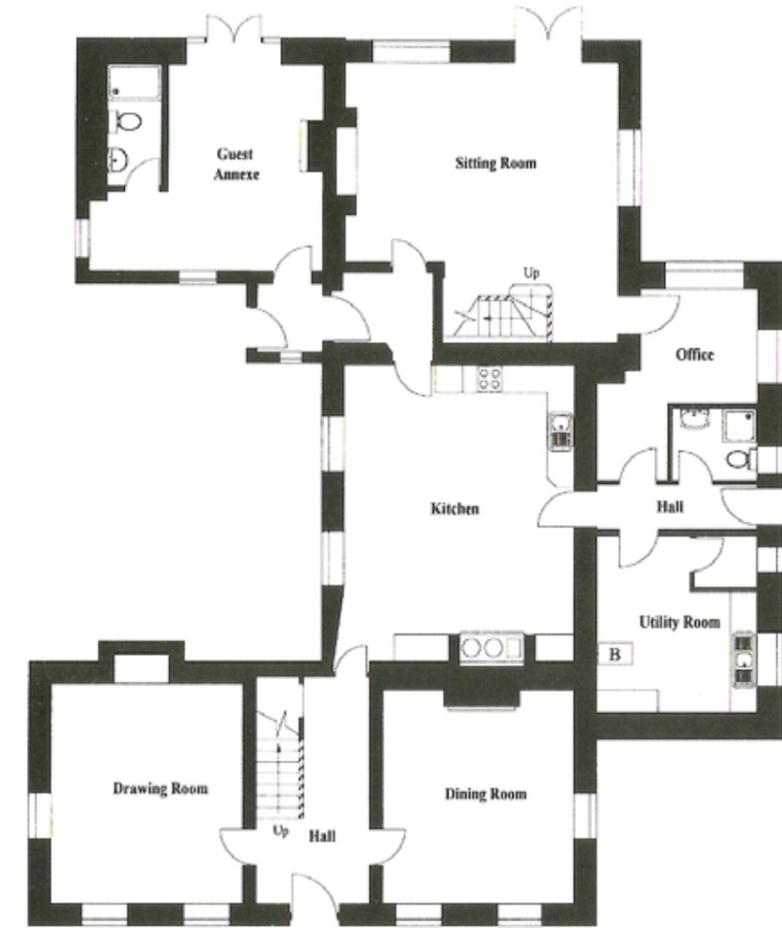
The farm buildings offer great potential for alternative uses, such as car storage or equestrian facilities.

The annexe has two bedrooms with a private entrance and could be used as staff or ancillary accommodation to the farmhouse. The annexe is currently subject to an Assured Shorthold Tenancy but vacant possession can be obtained from April 2025.

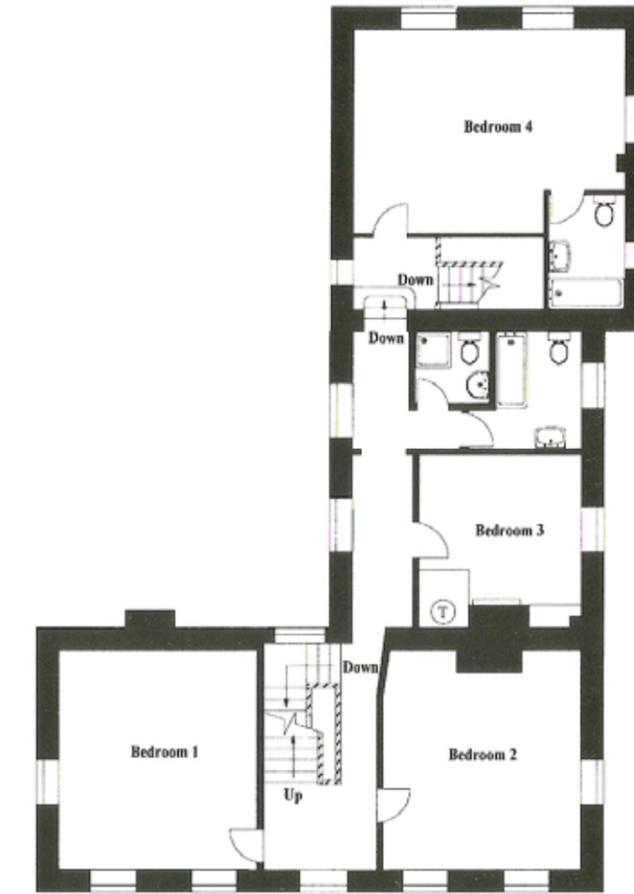




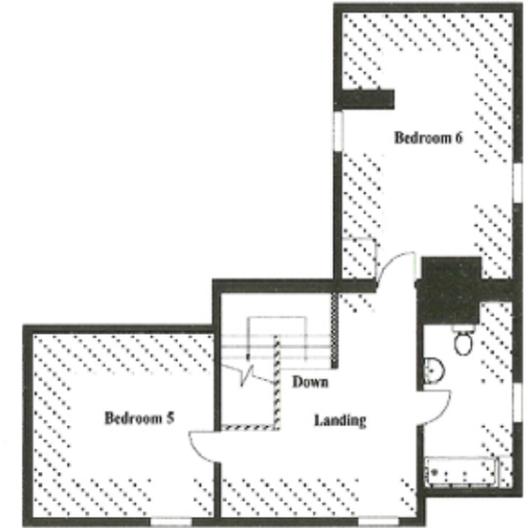
GREAT PARK FARMHOUSE FLOOR PLANS



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area:
Total - 4,350 sq ft / 404 sq m
For identification only, not to scale.





LOT 2 ~ GREAT PARK FARM

Great Park Farm comprises undulating farmland with ancient woodland, comprising oak, ash and hazel and offers productive farming, environmental benefits or sporting opportunities. The current owners have run a family run shoot over the land in the past.

The land at Great Park is Grade 3 classified with loans over clay and suitable for grassland and cereal and forage crops. The land was underdrained in the 1970s.

There are established tracks throughout the farm to access the land. The ancient woodland is predominantly located in two large blocks of woodland, Heathfield Copse and Long Copse/Bulls Wood. The woodland is part of a Woodland Grant Scheme and further details of this can be made available by the Vendor's agent. The farm is part of a share farming agreement for 10 years, from the 1st October 2022. There is one grazier on a grazing licence.

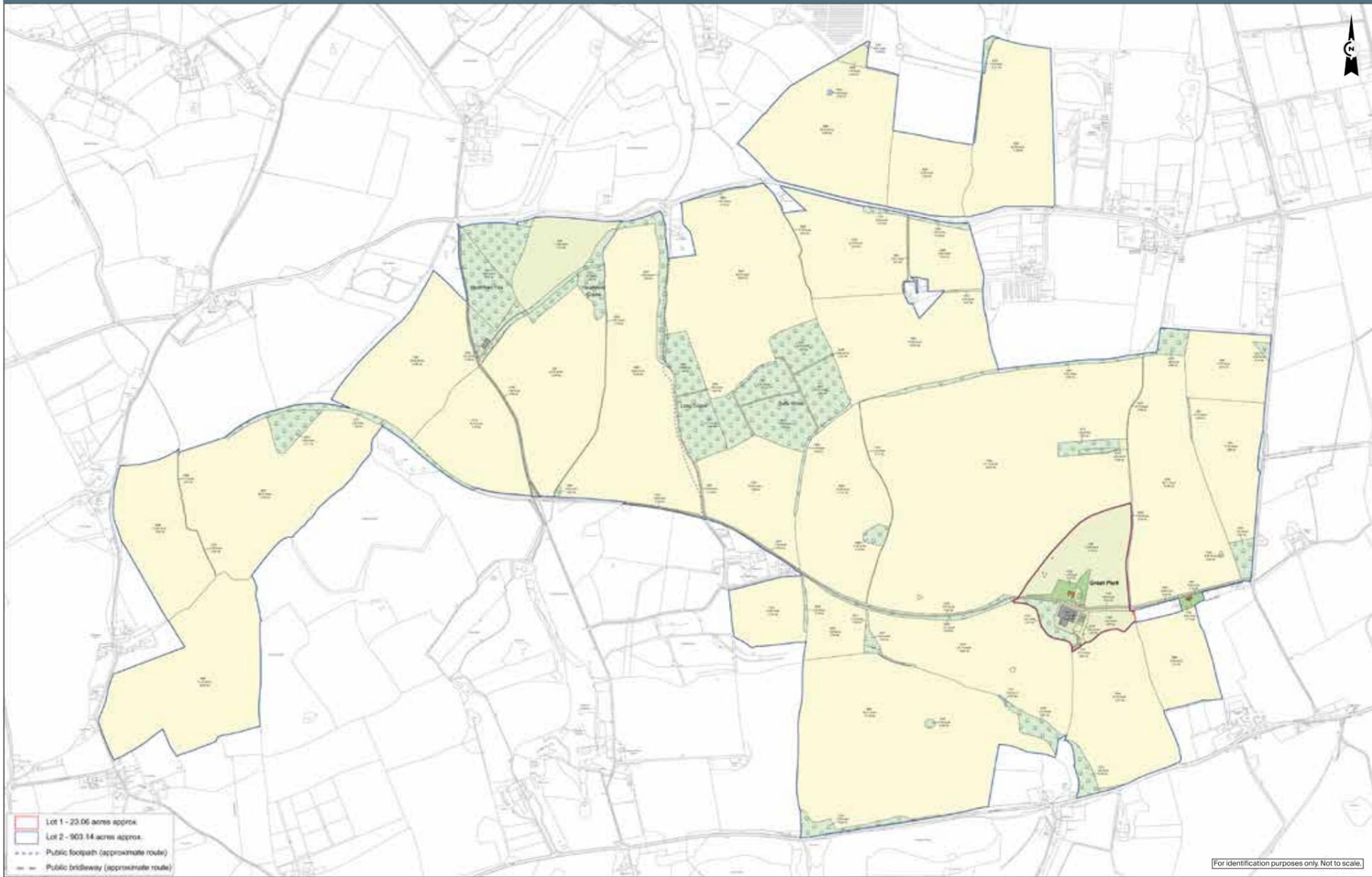
There are a pair of semi-detached cottages off the main drive with 4 bedrooms, kitchen/breakfast room, 2 reception rooms, family bathroom, WC, garden and garage. No. 3 is occupied under an Assured Shorthold Tenancy and No. 4 is subject to a protected tenancy.

The land at Lot 2 extends to 903.14 acres and comprises a mix of 812 acres of arable and 82 acres of woodland.

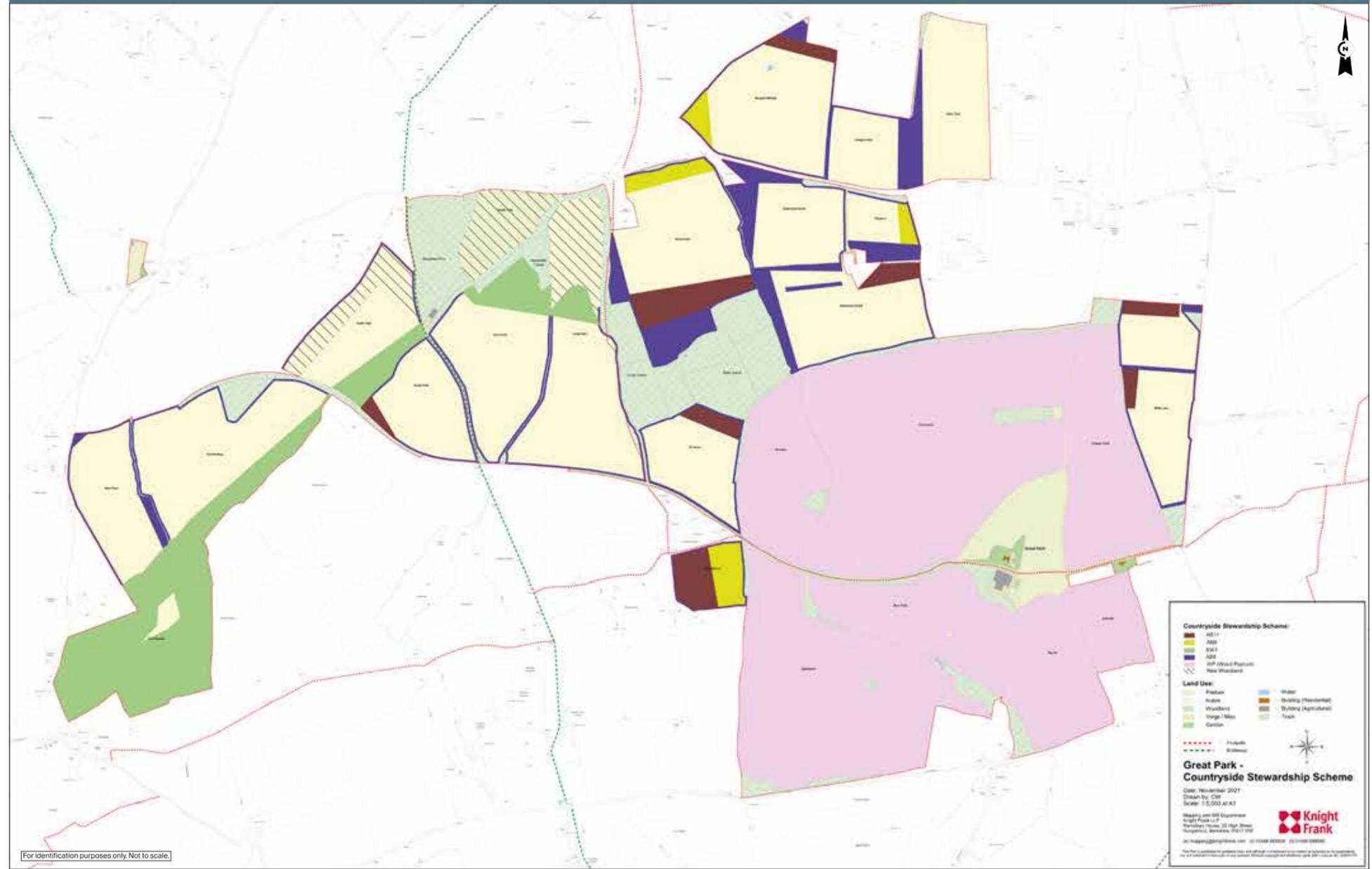




LOTING PLAN



COUNTRY STEWARDSHIP SCHEME PLAN



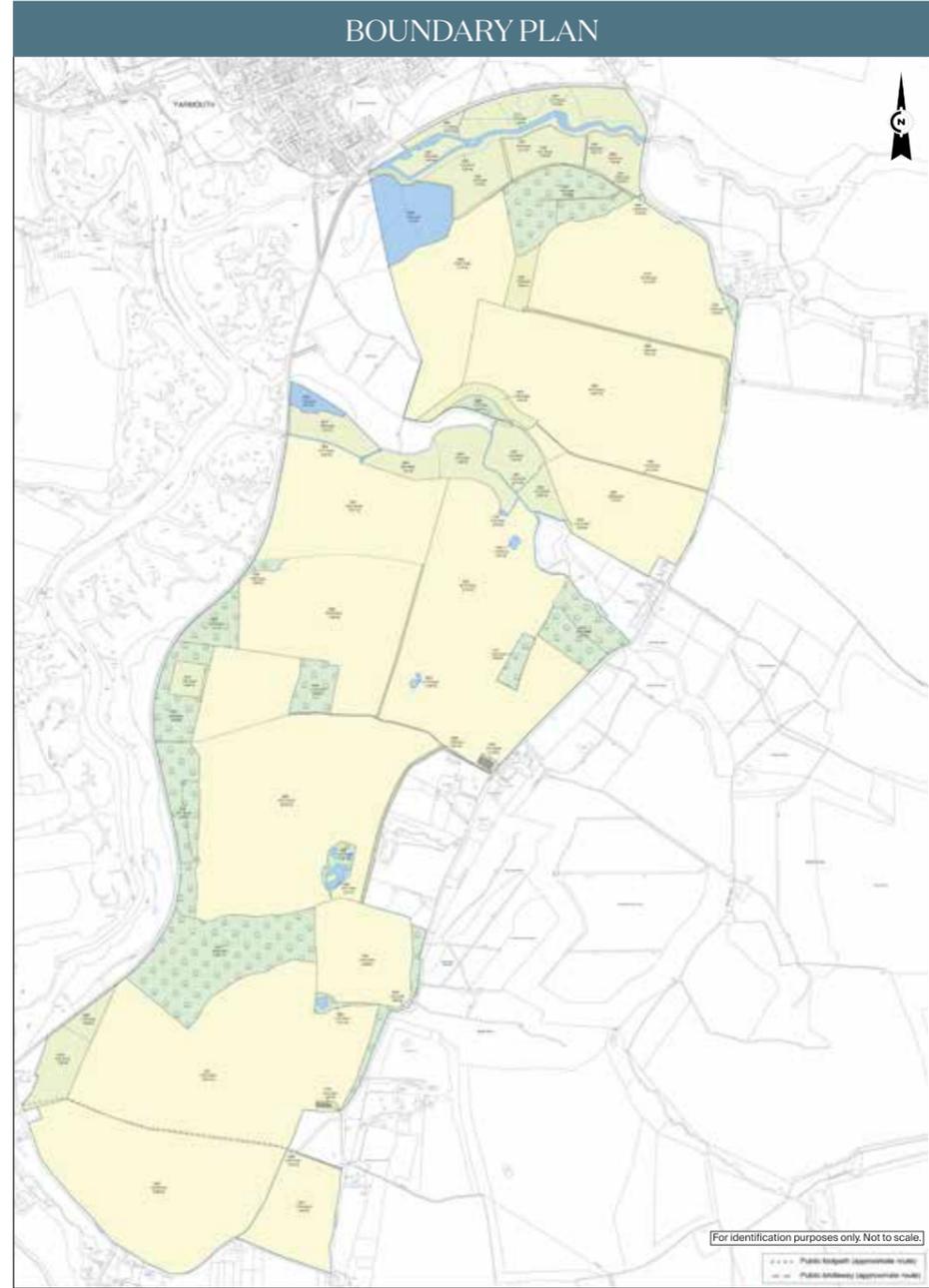
LOT 3 ~ THORLEY FARM

Lot 3 extends to 550.64 acres, 61 acres of which is woodland, 14 acres is water, 72 acres is pasture and 396 acres is arable. Lot 3 is positioned on the outskirts of

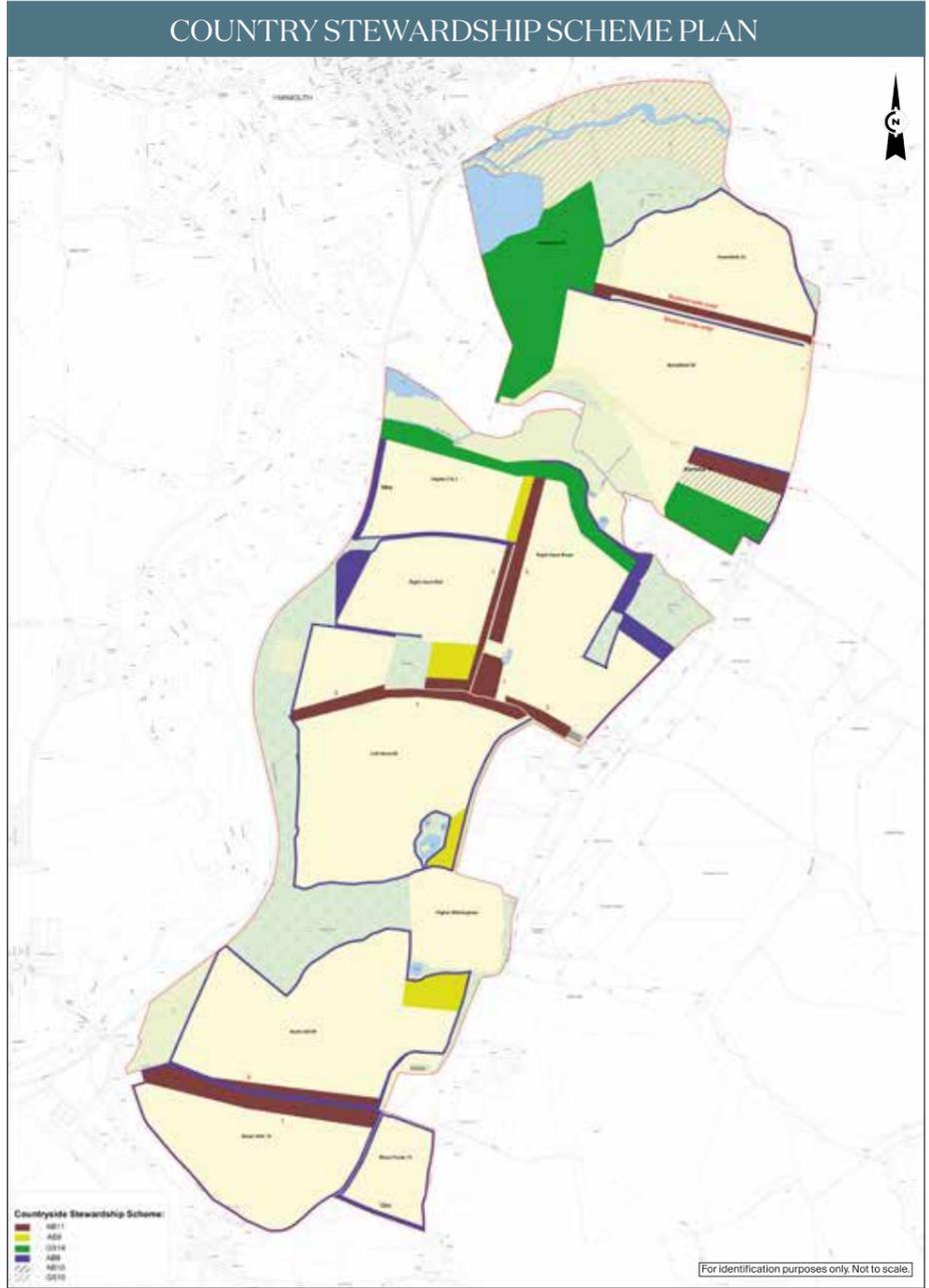
Yarmouth with incredible views over the sea and down the estuary on the western boundary. The land is well sheltered by belts of woodland and there are a series of ponds across the farm. There are two farm

buildings located off Wilmingham Lane, one a straw barn and the other a grain store with capacity for 400 tonnes. The land is slightly lighter at Thorley Farm, with a mix of clay to lighter loamy soils.





For identification purposes only. Not to scale.



Countrywide Stewardship Scheme:
 AD11
 AD9
 AD14
 AD8
 AD10
 AD12

For identification purposes only. Not to scale.

OPPORTUNITY

Great Park and Thorley Farm offer an extensive range of opportunities from farming to environmental enhancement.

The current Share Farming Agreement is focused on improving the overall resilience of the farm, balancing economic performance with environmental protection and enhancement and recognising the importance of healthy soil in supporting the farm business. To deliver this the SFA is focusing on two main things, firstly a programme of physical farm improvements such as ditches and drainage and secondly an agronomic and cropping approach which seeks to minimise chemical use where possible.

The Woodland also offers opportunity for further management and to run a successful shoot.

At Thorley Farm there is marshland along the riverbank and opportunities for biodiversity enhancement and peatland restoration exist.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole by private treaty with vacant possession, subject to various tenancies across the estate.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a few footpaths across Great Park and Thorley Farm.

HOLDOVER

The Vendor reserves the right to holdover any standing crops or harvested crops stored in the farm buildings for the 2024 harvest.

SPORTING, TIMBER AND MINERAL RIGHTS

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

SERVICES

Lot 1: Three phase electricity, mains water, private drainage and oil central heating.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY

Isle of Wight Council.

EPCRATING

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

COUNCIL TAX BAND

Great Park Farmhouse: G

No. 3 Great Park Farm Cottage: C

No. 4 Great Park Farm Cottage: C

DIRECTIONS

Great Park Farm is accessed off the A3054 on the Yarmouth to Newport road. Approximately 3 miles west of Newport, or 8 miles east of Yarmouth, turn off the road south into Betty Haunt Lane. After approximately one mile turn right into Great Park.

Postcode

PO30 4HR

What 3 Words

Great Park Farm: calibrate.saying.former

Thorley Farm: lollipop.visions.flagged

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

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