

PRESS RELEASE



The Old Dairy
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Versatile Farm Comes on to the Market on the Isle of Wight

Little Duxmore Farm is situated in a picturesque and quiet rural location, within an Area of Outstanding Natural Beauty close to Havenstreet near Ryde on the Isle of Wight. It offers approximately 107 acres of ring fenced land with high quality modern farm buildings. In addition there is already planning consent to replace the existing temporary dwelling with a three bedroom contemporary farmhouse, situated virtually in the middle of the holding.

The three modern farm buildings are set in landscaped grounds with an extensive tarmac surround. They were constructed by Evans, between 2007 and 2009, with floated concrete floors, three phase power, lighting and roller shutter doors. The present owner has in part used these barns for a milling business and the equipment may be available by separate negotiation. The farm is registered with the Isle of Wight Council as a Food Processing Unit so this offers the opportunity to operate a diverse range of business opportunities from the buildings subject to the necessary planning consents. 80 acres of the holding are in arable production with the balance of the land being pasture and mature woodland.

The temporary timber clad mobile home has a large decked terrace externally providing an attractive outdoor seating area overlooking the farm. A timber framed porch has been constructed also providing space for a washing machine, freezer and coat hooks. Accommodation includes three bedrooms, a sitting room with a wood burning stove, with a pair of French doors to the terrace overlooking the farm plus a kitchen and bathroom. This dwelling is restricted to use by farmer or farm worker.

Cowes, Newport and Ryde are easily accessible with the main road being within a mile (with Newport being within 5 miles and Ryde within 3.5 miles).

The farm is offered freehold with the exception of a farm business tenancy on one of the fields which expires in September 2012 and has a current rent payable of £1,000 per calendar month.

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

The milling equipment together with grain cleaning equipment and 3 external grain bins is all available by separate negotiation with the vendor, (unless previously sold).

Sporting rights are let until February 2012

For more information contact James Attrill at BCM on 01983 731348 or jattrill@bcm.co.uk

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

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