

PRESS RELEASE

For immediate release

THOROUGHbred PROPERTY WITH EQUESTRIAN POTENTIAL



Buyers facing the hurdle of finding the perfect venue for an equestrian venture could find the solution at Isle of Wight farm that has already served as a racehorse training venue and which overlooks the course for the annual Ashley Scurry.

Rowlands Farm at Havenstreet consists of a substantial Grade II listed brick and stone farmhouse with idyllic gardens to three sides, traditional barns and stableyard. The 52.74 acres also come with an extensive range of useful farm buildings.



“It is an amazing property, manageable for a variety of different functions and perfect for the highly-prized equestrian market both for the facilities it offers and its easy access to the Island’s Solent coast,” says James Attrill, partner at BCM Rural Property Specialists in Newport, joint agents with Biles and Co.



“It is getting on for half a century since the farm was last sold, but in terms of its history that’s almost no time at all as the house dates back in part to the 17th Century. The current owner, who has used the farm for training racehorses, has Herefordshire connections, which explains the old cider press in front of the house but there’s plenty more about the property and the surrounding country to catch the eye.

Sam Biles, of Biles and Co Country and Coastal Estate Agents, added: “The neighbouring farm at West Asheby hosts the annual Biles and Co Isle of Wight Grand National and Asheby Scurry a perfect example of why this is such a great equestrian base. Rowlands Farm also has a former sand school, now grassed over although easy to uncover.

“The farm buildings could also lend themselves to other uses, subject to consents, perhaps for residential of holiday accommodation or commercial and storage uses though the farm could continue as an agricultural holding.

“The house itself is highly desirable with its excellent living area that suits the modern demand for large open plan spaces. There’s also a west-facing conservatory ideally placed to take advantage of the spectacular views across the beautiful gardens and the property’s specimen parkland trees.



“As a location the proximity of Rowlands Farm to the Island’s leading independent school, Ryde School with Upper Chine, is an important selling point as is its closeness both to the car ferry ports at Fishbourne and East Cowes and the passenger ferries from Ryde to Portsmouth from where the train to Waterloo takes 1.5 hours.”

James Attrill concluded: “Rowlands Farm is being offered as a whole or in two lots, the first consisting of the farmhouse, stableyard, outbuildings, and about 22.58 acres of land for offers in excess of £1.6 million and the second comprising about 30.16 acres of bare land with good road frontage for offers in excess of £200,000, excellent value at today’s land prices.”

For more information, contact Biles and Co in Bembridge on 01983 872 335 or BCM in Newport on 01983 828 805.

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For more information, contact Arielle Elton-Walters, BCM LLP
Call: +44(0)1983 828 800 Email: aelton-walters@bcm.co.uk

