

PRESS RELEASE

For immediate release

OPPORTUNITY FOR A GREAT HOLIDAY INVESTMENT



Everyone loves to invest in a good holiday but good holidays for other people can also be a great investment too.

Now there is the opportunity to do just that in the great surroundings of 106 acres AT Little Upton Farm, Ashe, on the Isle of Wight - all coming onto the market for the first time in 50 years as a whole or in up to three lots. Well known as a holiday destination since the days of Queen Victoria, who had her own holiday home at nearby Osborne House, the Isle of Wight benefits from long sunshine hours, sandy beaches, and many holiday attractions.



The farm has two successful holiday letting properties that are already taking bookings into 2019 plus a very tasteful four bedroom modern family home, a three bedroom bungalow, plus land and outbuildings that offer huge potential for equestrian businesses or commercial rental opportunities.



“Little Upton Farm has so many different income streams available to its owners that it has real potential to perform well with the returns it generates,” explains James Attrill, partner at BCM Rural Property Specialists. “There is planning permission for a further barn conversion to residential use and the farm has long and impressive views which add to the genuine appeal of the property.”

Joint agent Sam Biles, of Biles and Co Country and Coastal Estate Agents, points out that the popularity of equestrianism on the Island for both residents and tourists gives the farm a viable future in that market, too.

“The farm is close to Ryde so will attract both local people and tourists and has bridleways leading away from it directly to Arreton and Brading Downs from where the views are superb,” says Sam Biles. “Horses and riding are very much part of life in this part of the Island, with the races of the annual Biles and Co Scurry nearby. It makes a great escape into open countryside.”

The farm consists of principal and secondary dwellings overlooking meticulously landscaped parkland with extensive views across to East Wight. As well as holiday letting, the holding offers an extensive range of well-appointed stabling and farm buildings. Future development opportunities are supported by a number of planning permissions yet to be implemented.



“The principal dwelling, Fearne House, has four bedrooms, good living accommodation, and a paddock. It stands in its own gardens, with sweeping views southwards towards Culver Cliffs,” adds James.

“The land is classified as Grade 3 and gently slopes to the east. It is divided by a mixture of hedgerows and fences into practical and well laid out parcels. Several can be grazed by horses year-round and are divided into suitably sized paddocks. The land includes a large pond fed by natural water courses.”

For Sam Biles, the outstanding selling point is the view. “The whole farmstead stands on an elevated ridge with panoramic countryside views over its own parkland and rolling downland towards the sea. It really is a vista that could not be tired of,” he adds.

Guide price for the property as a whole is £2.235 million. 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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