



# LAND AND WOODLAND AT ASHENGROVE FARM

Swainston, Calbourne, Isle of Wight, PO30 4HU





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



# LAND AND WOODLAND AT ASHENGROVE FARM

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An unspoilt and diverse rural estate extending to 281.52 acres (113.93 ha) of arable land, woodland and extensive ponds, with significant natural capital potential, sporting potential, plus existing agricultural and environmental income. For sale as a whole, or in three separate lots.

## Lot 1

61.27 acres (24.79 ha) of predominantly arable land with woodland and ponds

## Lot 2

89.32 acres (36.14 ha) of woodland and ponds

## Lot 3

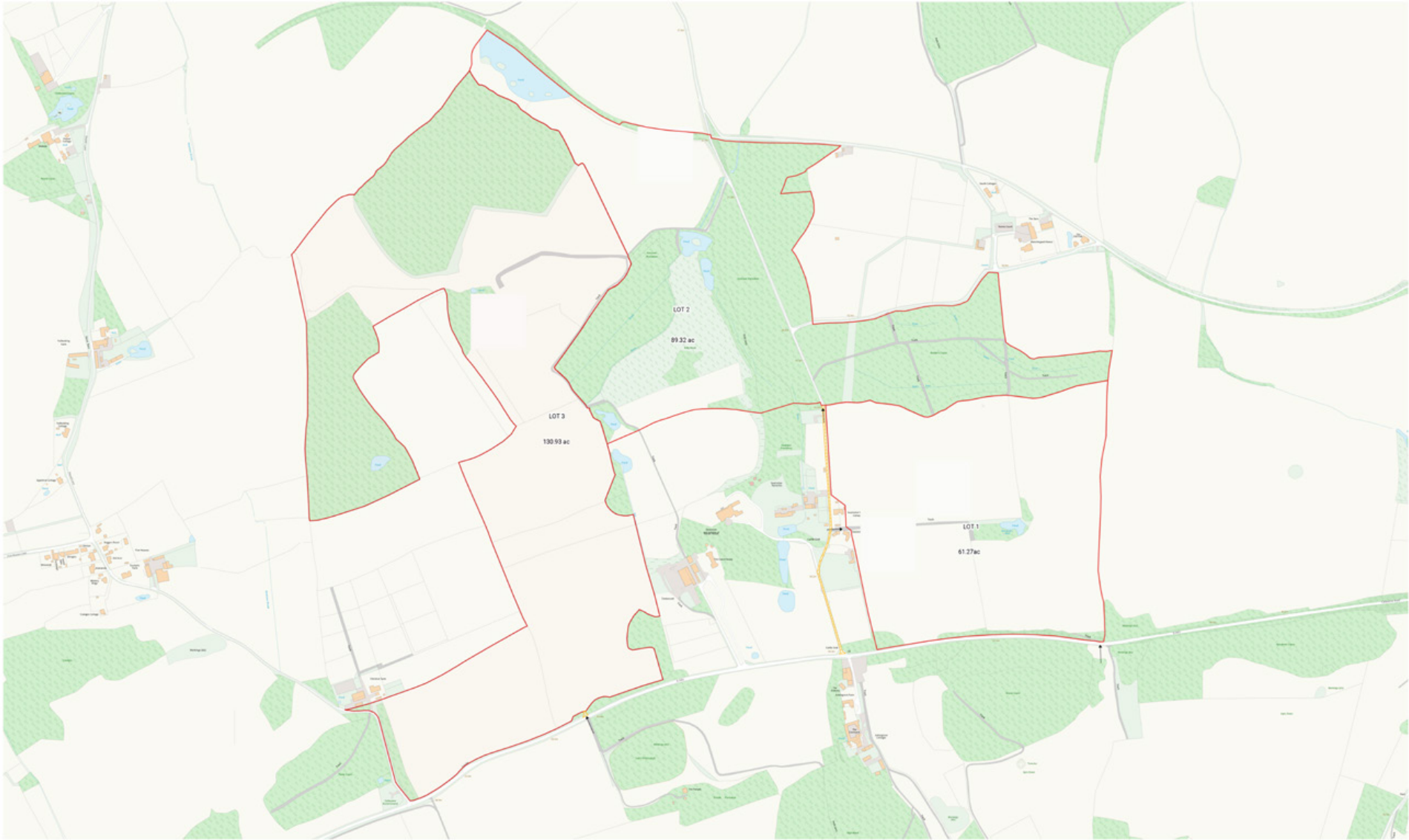
130.93 acres of arable land

## Guide Price

Lot 1 - £465,000 | Lot 2 - £575,000 | Lot 3 - £925,000 | Total - £1,965,000

**In all extending to approximately**

# Land and Woodland at Ashengrove Farm



Produced on Land App, Jun 16, 2025.  
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The land at Ashengrove Farm is of great historic interest forming part of the medieval deer park owned by the bishops of Winchester. The landscape was subsequently designed and laid out in the 18th Century as part of the Simeon Estate. The land also forms part of a well established shoot and has good sporting potential.

## LOT 1

A self-contained plot of productive arable land, presently used for cereal production, featuring an attractive pond, willow trees, and the notable 18th Century, well house, Winifred's Well.

Parcel Type	Parcel Size	
	Acres	Hectares
Arable	60	24.58
Woodland	1.27	0.51
<b>Total</b>	<b>61.27</b>	<b>24.80</b>

### Guide Price

£465,000





## LOT 2

Comprising predominantly Ancient Woodland, interspersed with smaller areas of arable land, including sections currently utilised for grazing and pasture. A substantial pond enhances the natural character of this Lot, offering a blend of agricultural and ecological value.

Parcel Type	Parcel Size	
	Acres	Hectares
Arable	16.58	6.71
Woodland	54.62	22.10
Pond	3.41	1.38
Other	14.71	5.95
<b>Total</b>	<b>89.32</b>	<b>36.15</b>

### Guide Price

£575,000





## LOT 3

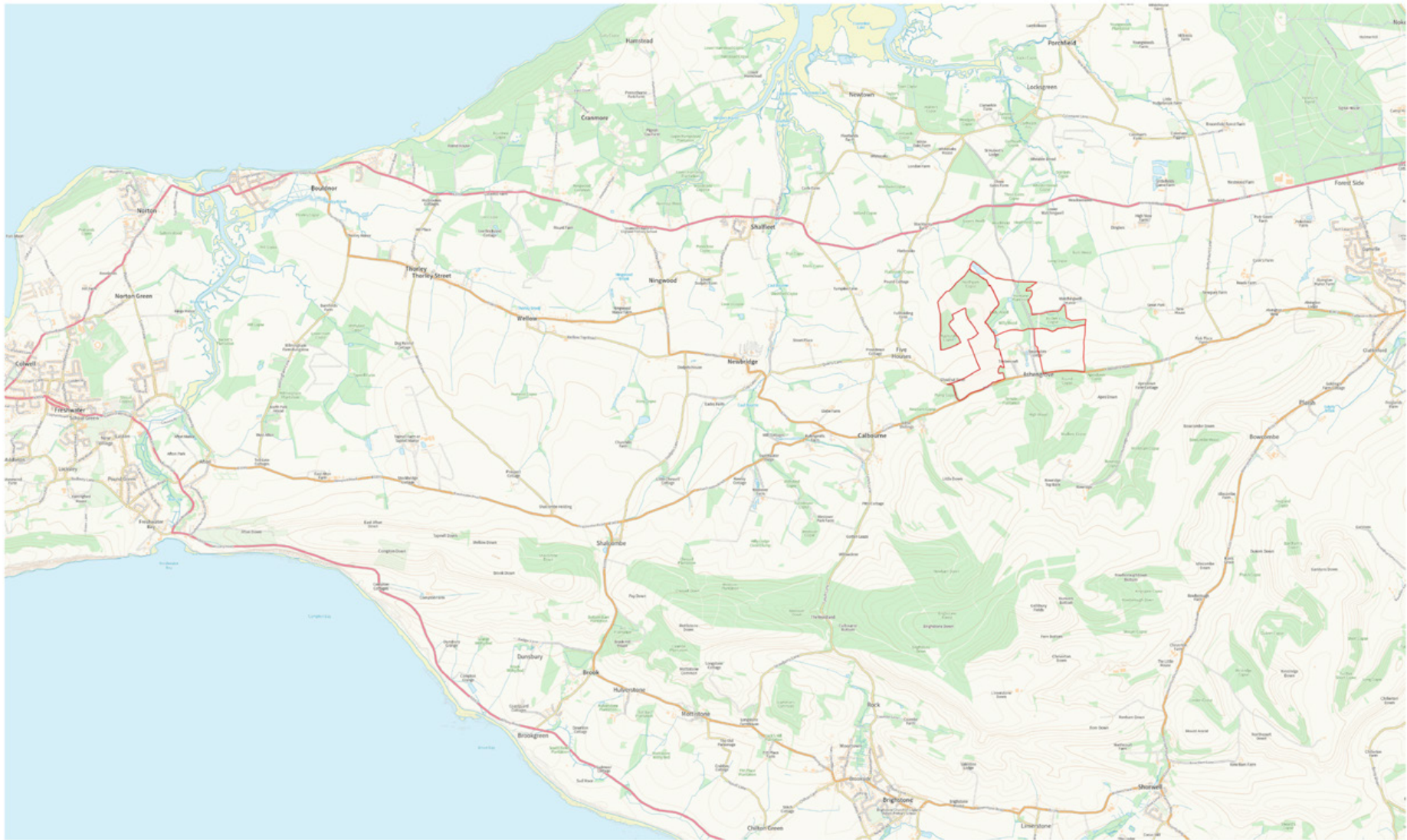
The largest of the three lots, comprising predominantly arable reversion land. Some parcels are ring-fenced and suitable for grazing, offering flexibility for mixed agricultural use alongside nature conservation management.

Parcel Type	Parcel Size	
	Acres	Hectares
Arable	86.82	35.14
Woodland	44.11	17.85
<b>Total</b>	<b>130.93</b>	<b>52.99</b>

**Guide Price**  
£925,000



# Location Plan



# GENERAL REMARKS AND STIPULATIONS

## Method of Sale

The land is offered for sale by private treaty, as a Whole, or in three separate Lots.

## Access

Lot 1 has two points of access: direct vehicular access from Calbourne Road (public highway B3401) to the South East of the site, and a right of access over the third party track hatched orange on the sale plan.

Lot 2 has a right of access from Calbourne Road (B3401) over the third party track hatched orange on the sale plan.

Lot 3 has direct vehicular access from Calbourne Road (B3401) at the South of the plot.

## Services

This land is connected to mains water.

## Tenure And Possession

Freehold with vacant possession on completion. Holdover until 30th October 2025.

## Statutory Land Designations & Planning

- Listed Structure - Winifred's Well
- Ancient Woodland: Bucket's Copse, Northpark Copse, Rushcroft Copse, Lady Wood, Harelane Plantation
- Site of Special Scientific Interest: Northpark Copse
- Site of Importance for Nature Conservation: Lady Wood, Harelane Plantation
- Part of the Ancient Woodland in Lot 2 is Registered Parkland.

## Overage

The property will be subject to overage provisions at a 35% uplift on sales of natural capital off set units for 30 years.

## Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including;rights of way, whether public or private, light,support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Local Authority

Isle of Wight Council

## Postcode

PO30 4HU

## Higher-Level Stewardship Agreement

The land is subject to an existing Countryside Stewardship Agreement which runs until the end of the growing season 2030. The agreement generates annual payments to the freeholder in return for prescribed land management obligations. A copy of the agreement is available for the selling agents.The purchaser will be obliged to inherit the existing Higher Level Countryside Stewardship Scheme existing on parts of Lot 1 Lot 2 & Lot 3. If purchasers prefer not to inherit the scheme, they will be expected to pay any early termination penalty applied by the RPA post completion.

## Basic Payments

Basic payments will be retained by the vendors.

## Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned. Sporting Rights to be reserved to the vendor until 1st February 2026.

## Public Rights of Way

A public footpath (IW25) crosses Lot 2 and 3. These public rights of way are detailed within the Isle of Wight Council's Right of Way Map available from the selling agents. Interested parties are advised to make their own enquiries.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Fixtures and Fittings

BCM Wilson Hill will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

## Viewings

By appointment with BCM Wilson Hill only.

## Health and Safety

Given the potential hazards of a working farm, we would ask you wear appropriate footwear, and to be as vigilant as possible for your own personal safety when making your inspection, particularly around any agricultural buildings.

## Broadband

25 Mbps

## Council Tax + EPC

N/A

## Flooding

Flood Zone 1

## Selling Agent

BCM Wilson Hill, Isle of Wight office, Red Barn, Cheeks Farm,

Merstone Lane, Merstone, Isle of Wight, PO30 3DE

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NB. These particulars are as at May 2025. These photographs were taken between May 2024 and May 2025



**Isle of Wight**

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