

SPENCE WILLARD



Barns At Wellow Alpaca Stud, Wellow, Isle of Wight

A good quality modern timber framed barn located around 1.5 miles from the historic harbourside town of Yarmouth and is available as a whole or in two lots, with power, light, plumbing and concrete flooring.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Available to the market for the first time, is this quality barn which benefits from a separate space with a shop and stairs to a first-floor storage room. The barn(s) would suit a variety of different uses and are located in the centre of this sought after village with excellent access from the main road.

The barn is available as a whole or in two lots with provision for a separating wall to divide the two. Please look at the floor plan, which delineates Barn 1 & Barn 2 - currently it is just one detached barn. There will be a strip of land to the northern side of the barn to allow for plenty of parking.

The property is located in this sought after and rural village of Wellow, which is located a short drive from Yarmouth where there are two ferry companies and a good range of amenities and services. The village of Shalfleet is around 5 minutes' drive, and has a popular village school, shop, church, pub and access to the Newtown Nature Reserve. From the barn to the south there is a fine aspect over attractive rural fields with The Downs (hills) beyond.

The property would suit a variety of different uses, subject to planning. It is currently used for storage of agricultural equipment, a retail premises and some livestock are housed at one end. There are several pedestrian access doors into the building with two large doors - perfect for bulky trailed items or tractors.

The building is timber framed and has been sympathetically timber clad with several skylight roofing panels allowing plenty of natural light into the building. There are two storage rooms in the centre with the ground floor room benefitting from south facing double glazed windows. The barn will have parking immediately to the south and a section of land on the eastern side, which could also be used for parking.

Note: Unless otherwise, agreed, the sellers would require use of the barn until September 2026.

The sale will be subject to a residential overage clause of 20% over 30

years

Tenure Freehold, with a right of way from Wellow Main Road.

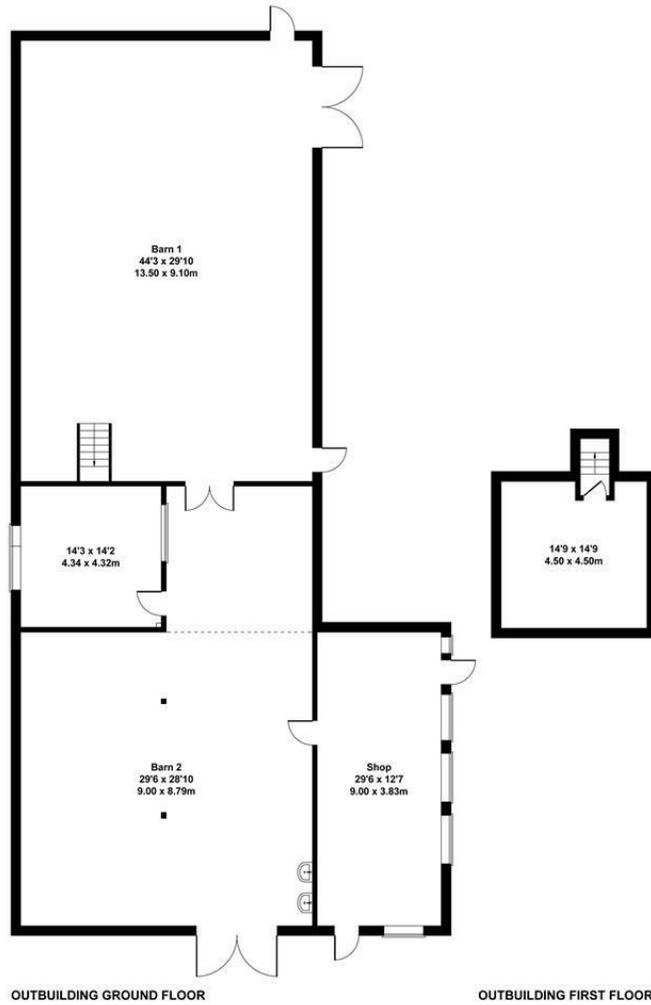
Services Water, light and basin drainage. There are 3 wash hand basins in the barn.

Postcode PO41 0SZ

Viewings Strictly by prior appointment with the sole selling agents, Spence Willard.



Barns
Approximate Gross Internal Area
3240 sq ft - 301 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2026



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Important Notice

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