

SPENCE WILLARD



Higher Barn At Wellow Alpaca Stud, Wellow , Isle of Wight

A good quality modern steel framed barn located approximately 1.5 miles from the historic harbour side town of Yarmouth set within about 9.7 acres (3.9 ha) offering stunning views.

VIEWING

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



A stunning block of land extending to around 9.7 acres (3.9 ha) with a quality timber clad barn and extensive modern fencing and benefiting from magnificent views to the south, east and west. The barn would suit a variety of different uses and is located close to the centre of this sought-after village with excellent access from the main road. The land has been sectioned up into several 'paddocks' and has been used for grazing by a range of animals and livestock.

The property is located in the rural village of Wellow and is a short drive from Yarmouth where there are two ferry companies and a good range of amenities and services. The village of Shalflleet is around 5 minutes' drive, and has a popular village school, shop, church, pub and access to the Newtown Nature Reserve. To the south of the barn 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 and livestock. There is a public footpath that runs along (just outside) the eastern boundary.

The building is steel framed and clad with timber with partial hard standing floor and concrete. It has been sympathetically timber clad with several skylight roofing panels allowing plenty of natural light into the building, with the northern elevation being open sided. To the south of the barn is a large hard standing area and there is water.

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.

The buyer of this property will be given first refusal on any future sale of the adjoining strip of land that run along the entire western boundary amounting to approximately 2.6 acres (1 ha).

Tenure Freehold, with a right of way from up a track from Wellow Main Road. The property has its own gated access.

Services Water.

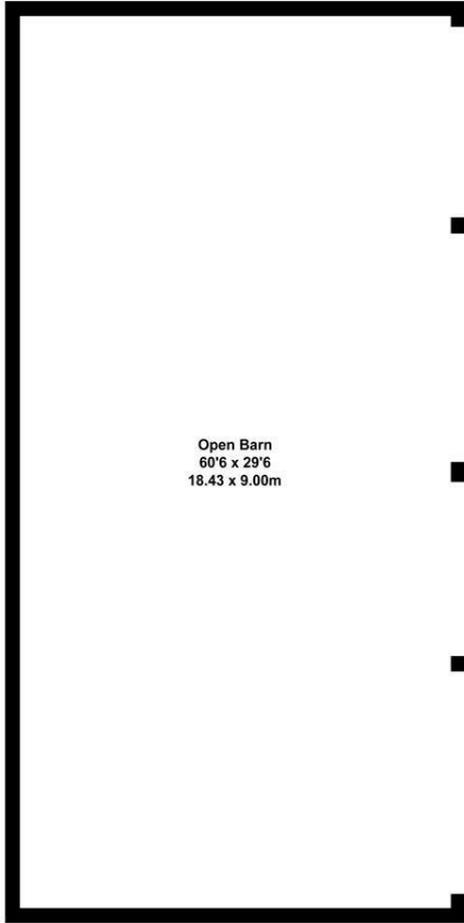
Postcode PO41 0SZ

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



Barns

Approximate Gross Internal Area
1787 sq ft - 166 sq m



Open Barn
60'6 x 29'6
18.43 x 9.00m

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



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.