

Little Gatcombe Farm, Newbarn Lane, Gatcombe, Newport, Isle of

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McCarthy & BOOKER

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Guide Price

An exceptional 18.33-acre land parcel in the heart of the Isle of Wight's countryside, offering a modern 122 sq.m agricultural barn, mobile home, former livery yard and sand school, tucked away in the picturesque village of Gatcombe. Rarely available – a prime opportunity in an Area of Outstanding Natural Beauty.

18-Acre Equestrian Haven in Sought-After Gatcombe

McCarthy and Booker are pleased to present this rare and exciting opportunity to acquire a substantial parcel of agricultural land in the heart of the Island's rural landscape. Extending to 18.33 acres, the site sits on the southern edge of Gatcombe, a charming and historic village nestled within an Area of Outstanding Natural Beauty.

The land is approached via a private gated entrance leading onto a hardstanding yard—perfect for machinery, parking or equestrian use. A metal-clad barn of approx. 122 sq.m (GIA) offers excellent covered space and previously supported a working livery yard. There are 6 American style loose horse boxes with rubber matting and auto water. It benefits from a roller shutter door, full concrete flooring, and mains electric connection nearby (subject to verification).

To the corner of the site lies a mobile home (not inspected) with water. Adjacent to the yard is a level area formerly used as a sand school, with clear boundaries and gates leading into the main grazing paddocks. The fields are fully fenced and currently used for sheep grazing, but could support horses, agricultural crops, or alternative land-based enterprise.

The land is arranged in a number of paddocks, benefiting from multiple natural water sources. Notably, Gatcombe is one of the few villages locally to enjoy a free water source, providing a reliable and cost-effective supply for livestock.











Planning & Potential

Subject to obtaining the necessary planning consents, the site offers scope for a range of alternative uses including:
Equestrian facility or riding school
Glamping or rural tourism venture
Horticulture, rewilding or agri-business
Smallholding or agricultural enterprise
Further development opportunities (STP)

Planning is already in place for a livery
Free water supply

Location

Gatcombe is a peaceful and picturesque village located just outside the county town of Newport. A sought after spot for nature lovers and equestrians alike, the area offers superb riding and walking routes through rolling hills and woodland. Despite its rural feel, Little Gatcombe Farm is conveniently placed within 5 minutes of Newport's amenities and no more than 25 minutes from any point on the Island—including ferry terminals, beaches and schools.

This is a wonderfully rare opportunity to secure a sizeable parcel of unspoilt land in one of the Isle of Wight's most scenic and sought-after rural locations. With flexible usage and exceptional potential, this is an investment in land and lifestyle with a wide range of possibilities.





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Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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