

# FLEETLANDS FARM

Newtown • Isle of Wight • PO30 4PB





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An idyllic residential farm, including a Grade II listed farmhouse, farm buildings, pastureland and creek frontage, providing spectacular views across Newtown Creek, in all extending to about 78.34 acres (31.70ha).

## Farmhouse

### Ground Floor

Porch | Hallway | Kitchen/Dining Room | Living Room | Sitting Room | Shower/Utility Room/ WC | Fruit Store | Storage Room | Adjoining Car Port

### First Floor

Double Bedroom 1 | Double bedroom 2 | Double Bedroom 3 | Family Bathroom

### Second Floor

Attic Room 1 | Attic Room 2

**In all approx. 2011 sq ft (186.8 sq m)**

## Gardens, Grounds and Woodland

Kitchen vegetable garden | Main garden | Stream | Orchard | Dispersed Woodland acreage approximately 4.32acres (1.75ha)

## Farm Buildings

A range of splendid farm buildings including a traditional stone barn, several modern and traditional farm buildings around the main yard.

## Pastureland

Approximately 70.69 acres (28.61 ha) of gently undulating pastureland set over several blocks

## Creek Frontage

Approximately 1,404 metres

**In all Fleetlands Farm extends to approximately 78.34 acres (31.70ha)**

**Guide Price - £1,495,000**

## LOCATION

Fleetlands Farm is located in an idyllic rural position in the heart of Newtown Creek, just south of Causeway Lake Bridge, between the villages of Shalfleet and Newtown, on the northwestern edge of the Isle of Wight. This area is possibly the island's most beautiful stretch of countryside with water frontage offering exceptional views of the hills above and the creek below, unchanged through the centuries.

## HISTORY

Fleetlands Farmhouse was built in the 19th Century or possibly earlier and altered in the 19th Century. According to English Heritage, Fleetlands Farmhouse and the large stone barn adjacent to the farmhouse was listed, Grade II, on 28th March 1994, reference (Farmhouse) 393020 (Barn) 1209332. The additional buildings are thought to have been added later.

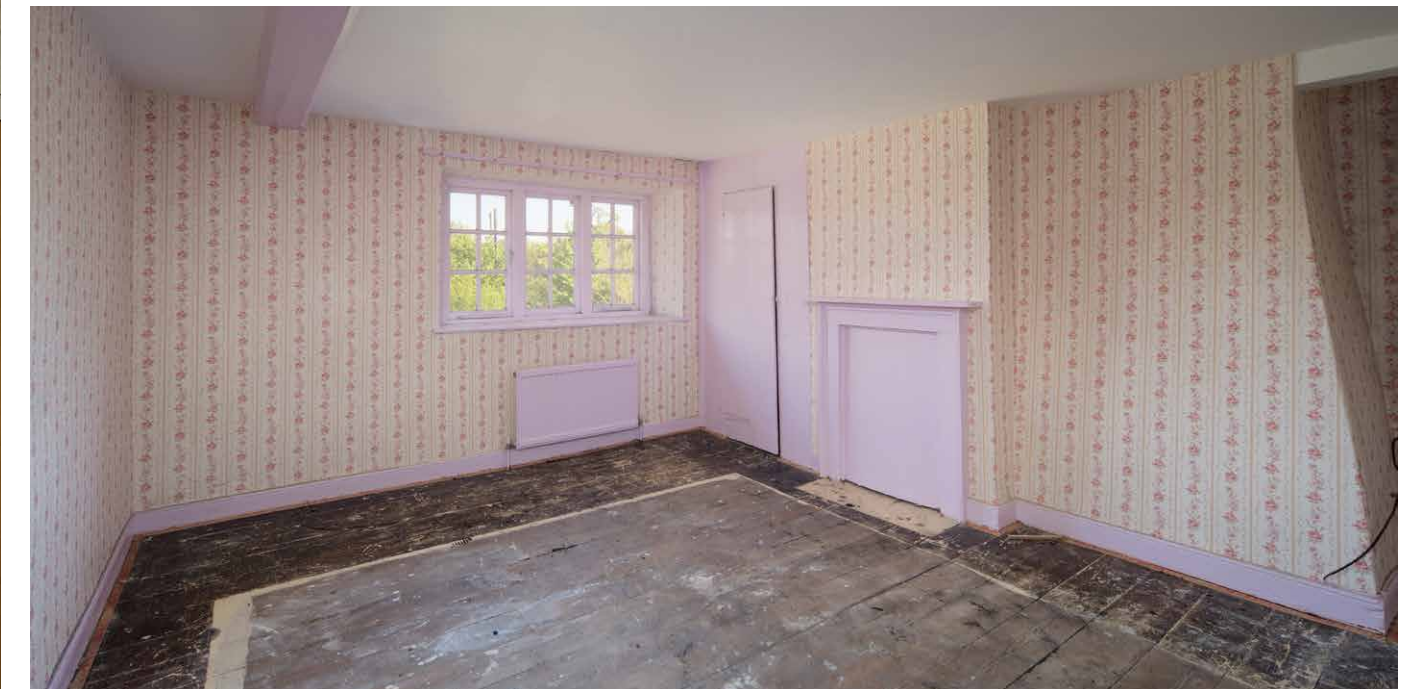
## THE PROPERTY FARMHOUSE

The farmhouse forms part of the original farmstead, with traditional farm buildings arranged around a central courtyard. Constructed of coursed stone rubble with ashlar quoins, yellow brick dressings, a slate roof and brick chimney stacks, typical of the time.

The accommodation is arranged over two floors, with additional attic space at the gabled ends. Natural light is provided by three windows and access is via a secondary wooden staircase. The property retains casement windows throughout and benefits from a later 19th-century addition in the form of a brick arched gabled porch to the front elevation. This is reached via a path which leads through an enclosed front garden, with side access to a south-facing lawn and kitchen garden.

Further accommodation includes a lean-to extension to the right-hand side and a rear wing to the left, both constructed with similar materials to blend with the farmhouse. To the rear, attached stone outbuildings currently used as a fruit store and general storage offer scope for incorporation into the farmhouse.

Whilst the farmhouse now requires complete refurbishment, it presents a unique and exciting opportunity to create a characterful and highly individual home. The wider farmstead offers significant potential for further development, including the conversion of existing buildings for additional accommodation, holiday lets or other commercial uses, subject to the necessary consents.





## GROUND FLOOR

### Porch

A gabled brick porch with wooden seats left and right and a flagstone floor and slate roof.

### Hallway

The central hallway leads from the porch down the centre of the farmhouse with access to all rooms. Wood floor and panelled wall. Back door to exterior at the far end.

### Kitchen/Dining Room

The kitchen is a large square space with room for a dining table to one side. The tiled inglenook houses a solid fuel fired Aga. On each side of the Aga are built-in wooden kitchen units with Formica worktops and tiled splashbacks. On one side is a metal single sink and drainage unit. The large window looks out onto the south-facing garden. Vinyl flooring.

### Shower/Utility Room/WC

Across from the kitchen and accessed via a corridor with recessed storage. Corner shower, free-standing sink and WC.

### Living Room

At the front of the house with an impressive brick surround and flagstone inglenook fireplace with wood burner, original oak beams and east facing window. Wooden floor.

### Sitting Room

Across the hallway from the living room and a similar sized room with east-facing window and recessed built-in cupboards and shelving. Fireplace with tiled surround and hearth.

### Fruit Store and Storage Room

Attached to the western gable of the farmhouse is the fruit store, formerly a brewhouse with bread oven, and a garden store with lean-to car port on the northern side.

## FIRST FLOOR

### Landing

With access to all bedrooms and second staircase.

### Bedroom 1

A large bedroom with a fireplace and recessed built-in cupboard. South-facing window overlooking the main garden and countryside beyond.

### Bedroom 2

Bedroom with east-facing window, fireplace and recessed in built cupboard.

### Double Bedroom 3

Double bedroom with east-facing window, fireplace and recessed in built cupboard.

### Family Bathroom

With bath, sink and WC.

## SECOND FLOOR

### Attic Room 1 and Attic Room 2

Accessed via a second wooden staircase from the landing, the top floor space has two defined areas with a window in each providing some light. Partially boarded and insulated. Potential for a further two double bedrooms.

## GARDENS, GROUNDS AND WOODLAND

The gardens and grounds at Fleetlands Farm are a particular feature, surrounding the farmhouse on three sides and offering a delightful balance of formal and productive spaces. A charming stone wall with wrought iron gate creates a natural division between the front entrance garden, the traditional kitchen vegetable garden and the principal south-facing lawned garden.

The main garden extends to the south, enjoying a sunny aspect with open views across the surrounding countryside, providing an ideal setting for outdoor entertaining or quiet enjoyment of the rural outlook.

Immediately to the west of the property lies a former apple orchard, extending to approximately 0.82 hectares (2.03 acres). The holding is further enhanced by two small areas of woodland, along with a variety of ponds, scrapes and drainage ditches, adding to the ecological and visual appeal of the land.

The wider grounds include an established orchard and areas of dispersed woodland, adding both seasonal interest and ecological diversity. Newtown Brook meanders through the land, further enhancing the sense of tranquillity and connection to the surrounding landscape.

In all, the gardens, grounds, woodland and yardage extend to approximately 7.65 acres (3.10 hectares), offering a wonderful combination of amenity, productivity and natural beauty within this unique coastal setting.



**PASTURELAND**

The land extends to approximately 70.69 acres (28.61ha), forming several blocks surrounding the farmhouse. Predominantly laid to permanent pasture, the land has historically been grazed with sheep and is well suited to livestock and conservation uses. The fields are divided by mature hedgerows, with convenient internal access provided by five bar metal gates.

The land is classified as being "slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils" suitable for grassland.

The agricultural land classification is Grade 4. This is typical of the local area.

**CREEK FRONTAGE**

The western and south-western boundaries gently follow Newtown Creek, where the property benefits from approximately 1,404 metres of direct creek frontage, offering an attractive natural setting and an exceptional level of environmental and amenity interest. The creek frontage runs down to Mean High Water in all directions and the water is popular with many enjoying paddleboarding, boating and other water sports.



## FARM BUILDINGS

There are a range of farm buildings which are included and are annotated on the building plan as described below.

Building Number	Description	Construction	Size (approx.)
1	Open fronted barn	Cement block walls with a timber frame and slate roof	67m <sup>2</sup>
2	Large open barn/ lean to	Timber frame construction with the lower walls being brick and uppers being corrugated tin and an asbestos roof	99m <sup>2</sup>
3	Compact stone shed	Stone with Slate Roof	11m <sup>2</sup>
4	Remnants of a stone barn	Hip-height block wall on three sides	81m <sup>2</sup>
5	The Old Dairy	Timber frame with brick/fibre cement walls, corrugated metal roof	187m <sup>2</sup>
6	Stone Barn	Slate roof, plastic rainwater goods, three timber doors and a concrete floor	47m <sup>2</sup>
7	Shearing Pen	Concrete floor and block walls, box profile clad roof, timber frame, with small lean-to	18m <sup>2</sup>
8	Lean-to	Stone and timber frame former pig-sty with concrete floor	14.7m <sup>2</sup>
9	Grade II Listed Traditional Barn	Built of Island stone under a clay tile roof with part stone floor with two full height double doors and vertical stone ventilation slits	102m <sup>2</sup>
10	Large Agricultural Barn	Steel portal framed Atcost barn with lean-to to the west of the main yard.	543m <sup>2</sup>

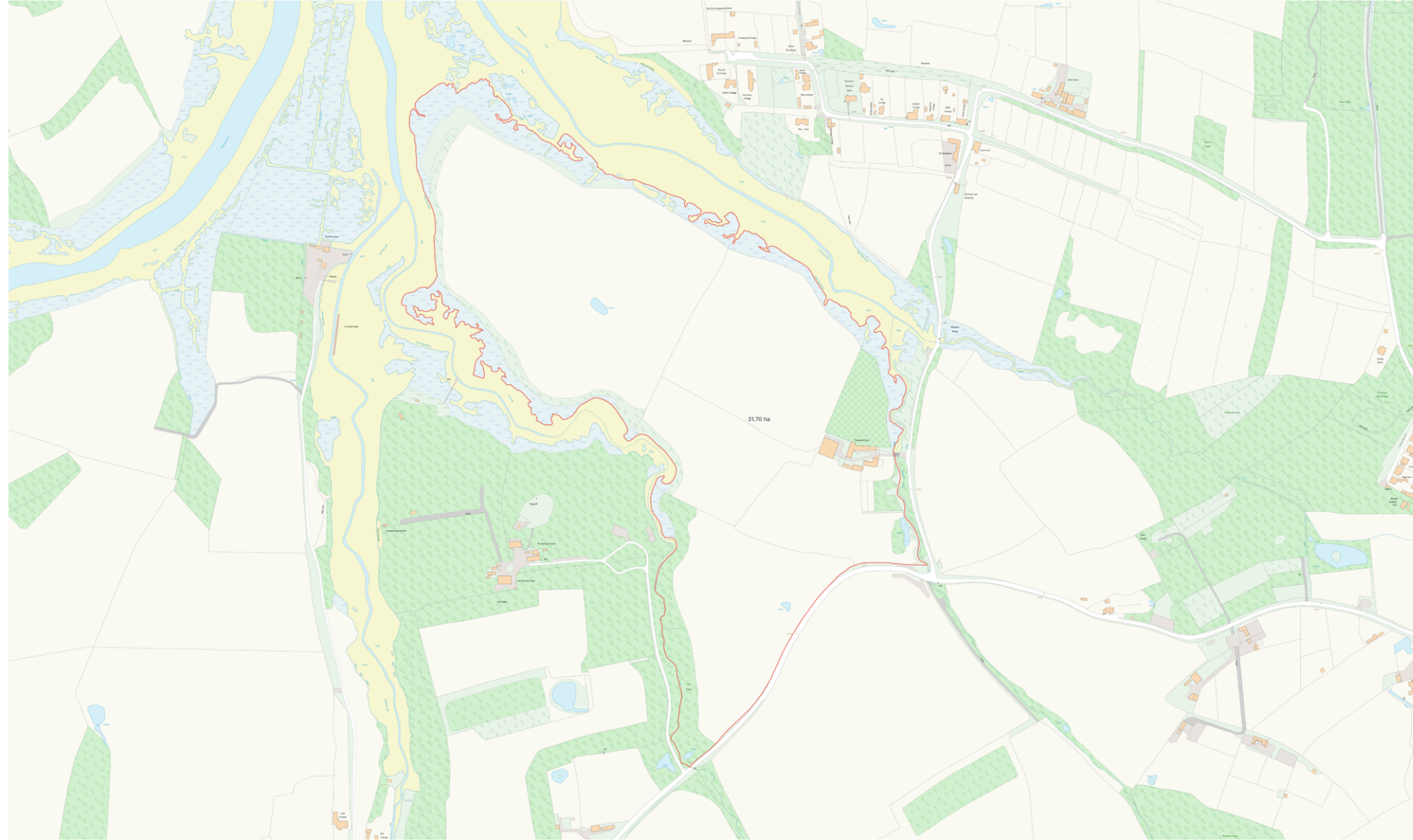
NOT TO SCALE  
Fleetlands Farm  
Buildings Plan



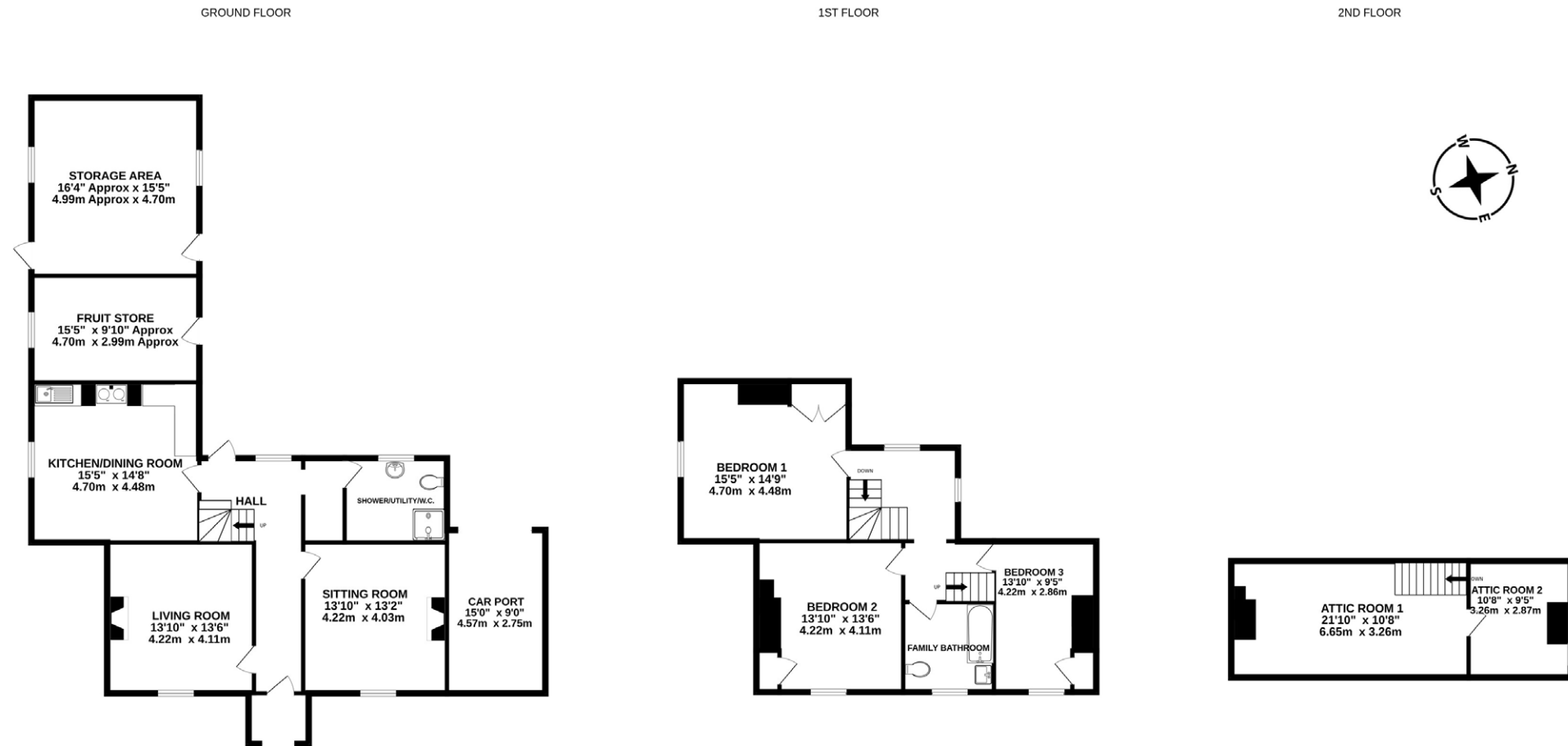
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NOT TO SCALE  
Fleetlands Farm  
Sale Plan



NOT TO SCALE



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## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public or private rights of way affecting the property.

### Vehicular Access

House – The farmhouse is accessed off the public highway, Town Lane.

Buildings – The buildings are accessed along the same access route as the main house.

Land – There are several vehicular access routes into the land via 5-bar gates (or similar).

### Services

Farmhouse – Mains electric and water. Private drainage (cesspit). Heating provided by an oil and coal fired Aga.

Buildings – Some of the buildings are connected to mains electric.

Land – The pastureland is connected to a livestock water connection.

### Broadband availability

30Mbps. Superfast and Ultrafast not available yet in this area.

### Mobile /Internet Coverage

4G Good Coverage.

### Tenure

Freehold with vacant possession.

### Tenancies

There are two farm tenants currently grazing the land and using the large farm building for storage purposes.

### Live and Dead Stock

Live and Dead Stock can be available by separate negotiation, an inventory can be available from the selling agent.

### Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property.

Any error or misstatement shall not annul a sale or entitle any party to compensation.

### EICR (Electric Installation Condition Report)

An EICR has been carried out and can be available on request.

### Natural Capital

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

### Statutory Designations

#### As a Whole

- Newtown Harbour, Medina Estuary and Eastern Yar Eutrophic Nitrate Vulnerable Zone (NVZ)
- Isle of Wight Area of Outstanding Natural Beauty (AONB, now also referred to as 'National Landscapes')
- Isle of Wight National Character Area (NCA)
- Isle of Wight Biosphere Reserve

#### The northwestern half of the land, bordering Newtown Creek

- Newtown Harbour Site of Special Scientific Interest (SSSI)
- Solent and Southampton Water Special Protection Area (SPA)
- Newtown National Nature Reserve
- Solent Maritime Special Area of Conservation (SAC)
- Solent and Southampton Water RAMSAR site (a designation for wetland conservation)

### 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.

### Flooding

Flood Zone 2 and 3

### Higher Level Stewardship

There is a high-level stewardship at the property ending 31.12.27 with a gross passing income of £12,527.05 per annum. The purchaser would be required to inherit the stewardship, and a proportion of the rental income will be paid to the seller and purchaser at point of completion. If the purchaser does not wish to inherit the scheme, they may incur a financial penalty. Further information is available from the selling agents.

### Building Safety/Asbestos

The farm contains some Asbestos materials of which the location and type of asbestos are available in the management plan, available upon request from the sole selling agent.

### Health and Safety

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

### Local Planning and Listed Building

The farmhouse is Grade II listed under reference List Entry Number: 1209333 and listed on 28-Mar-1994.

The stone barn is Grade II listed under reference List Entry Number: 1209332 and listed on 28-Mar-1994.

### Local Authority

Isle of Wight Council

### Council Tax Band

F

### Postcode

PO30 4PB

### EPC

Farmhouse - G

### Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

### Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

### What3Words

///release.flinches.placed

### Viewings

By appointment with BCM WILSON HILL only.



**Isle of Wight**

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