



# LAND AND STABLES

Middle Road, Calbourne, Newport, Isle of Wight, PO30 4HZ

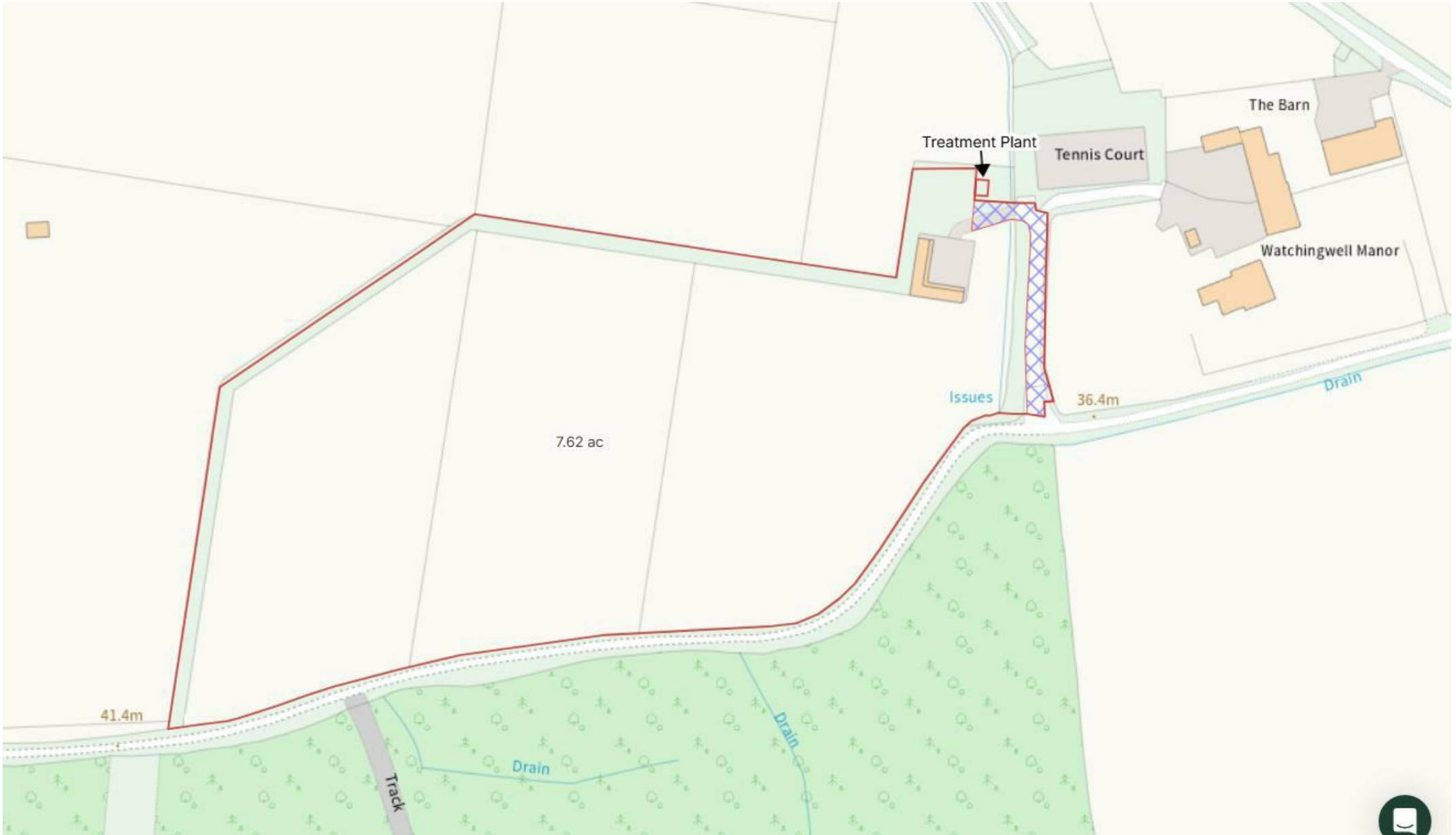
## LAND AND STABLES

An equestrian holding extending to 7.62 acres, including substantial stable blocks comprising a W/C, tack room and hay store, all set around a practical concrete hardstanding. The property is complemented by a selection of paddocks, all enclosed by post and rail fencing and benefitting from a mains water supply via troughs. In total, the pastureland extends to approximately 7.62 acres and is arranged across three distinct parcels.

- Well-constructed stable yard with four loose boxes
  - Tack room, hay store and W/C facilities
- Approx. 7.62 acres of pastureland arranged in three parcels
- Post and rail fenced paddocks with mains water supply
- Excellent access to nearby bridleway routes, ideal for equestrian use
- Rural yet accessible location near the sought-after village of Calbourne

**Guide Price £200,000**





## SITUATION

The land and stables occupy a peaceful rural setting off Middle Road, ideally positioned for equestrian use with immediate and convenient access to a network of bridleways located at the end of the road, offering excellent off-road hacking across the surrounding countryside. The location combines both seclusion and accessibility, with the nearby villages of Calbourne and Brighstone providing everyday amenities, and Yarmouth within a short drive offering a range of shops, restaurants, harbour facilities and mainland ferry links.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole. Watchingwell Manor House is also available for sale. For further information please contact the selling agents.

## RIGHTS OF WAY

There is a public footpath that runs between Watchingwell Manor and stables, running south-north and is clearly delineated on the ground with a new hedgerow that screens it from the Manor and gardens.

Further information can be made available to prospective buyers from the selling agents.

## ACCESS

The property benefits from vehicular access directly off the private road (owned by a 3rd party).

## RESTRICTIVE COVENANTS

There is a restrictive covenant preventing the erection of non agricultural or equestrian structures on the paddocks.

There is also a restrictive covenant relating to the use of the stables and land: Not to carry out upon the property... any commercial activity whatsoever nor to use any building thereon for the purpose of any business.

The stabling facilities for horses are to be used for non-commercial purposes only.

## SERVICES

The stables benefit from mains water, mains electricity and are also connected to the newly installed sewerage treatment plant.

The paddocks are connected to mains water.

NB: Watchingwell Manor will benefit from an all purpose right of way along the access track to the treatment plant.

## CONDITION

Whilst generally serviceable, the property would benefit from a programme of enhancement, including roof replacement and minor electrical improvements.

## WAYLEAVES & 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.

## SPORTING, TIMBER AND MINERAL

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

## LOCAL AUTHORITY

Isle of Wight Council.

## POSTCODE

PO30 4HZ

## What3words

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## VIEWINGS

Viewings strictly by appointment with BCM Wilson Hill.

## COUNCIL TAX BAND

N/A

## EPC

N/A

## TENURE

Freehold.

## BROADBAND

12 Mbps

## SELLING AGENTS

BCM Wilson Hill, Isle of Wight office Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight PO30 3DE  
Spence Willard, The Square, Yarmouth, PO41 ONP

NB. These particulars are as at June 2026 and photographs taken June 2022 and May 2024.

### Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

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NB: These particulars are as at 15th June 2026

**Isle of Wight - Sales**

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