



Puffa Patch Stables, Main Road,  
Havenstreet, Isle of Wight, PO33 4DS

An attractive equestrian holding extending to approximately 5.21 acres (2.11ha), comprising a range of stables, ancillary buildings, sand school and three grass paddocks, situated in a convenient rural location.

- Established equestrian facilities
- Extending to 5.21 acres (2.11ha)
- Seven loose boxes and multiple tack rooms
  - 50m x 25m sand school
- Large pole barn and ancillary outbuildings
  - Private access and mains services
  - Substantial stable yard

**Guide Price £240,000**



## Description

Puffa Stables comprises an attractive and established equestrian property extending to approximately 5.21 acres (2.11ha). The holding offers a range of permanent equestrian facilities together with paddock grazing, making it suitable for private equestrian use, smallholding purposes or as a lifestyle property.

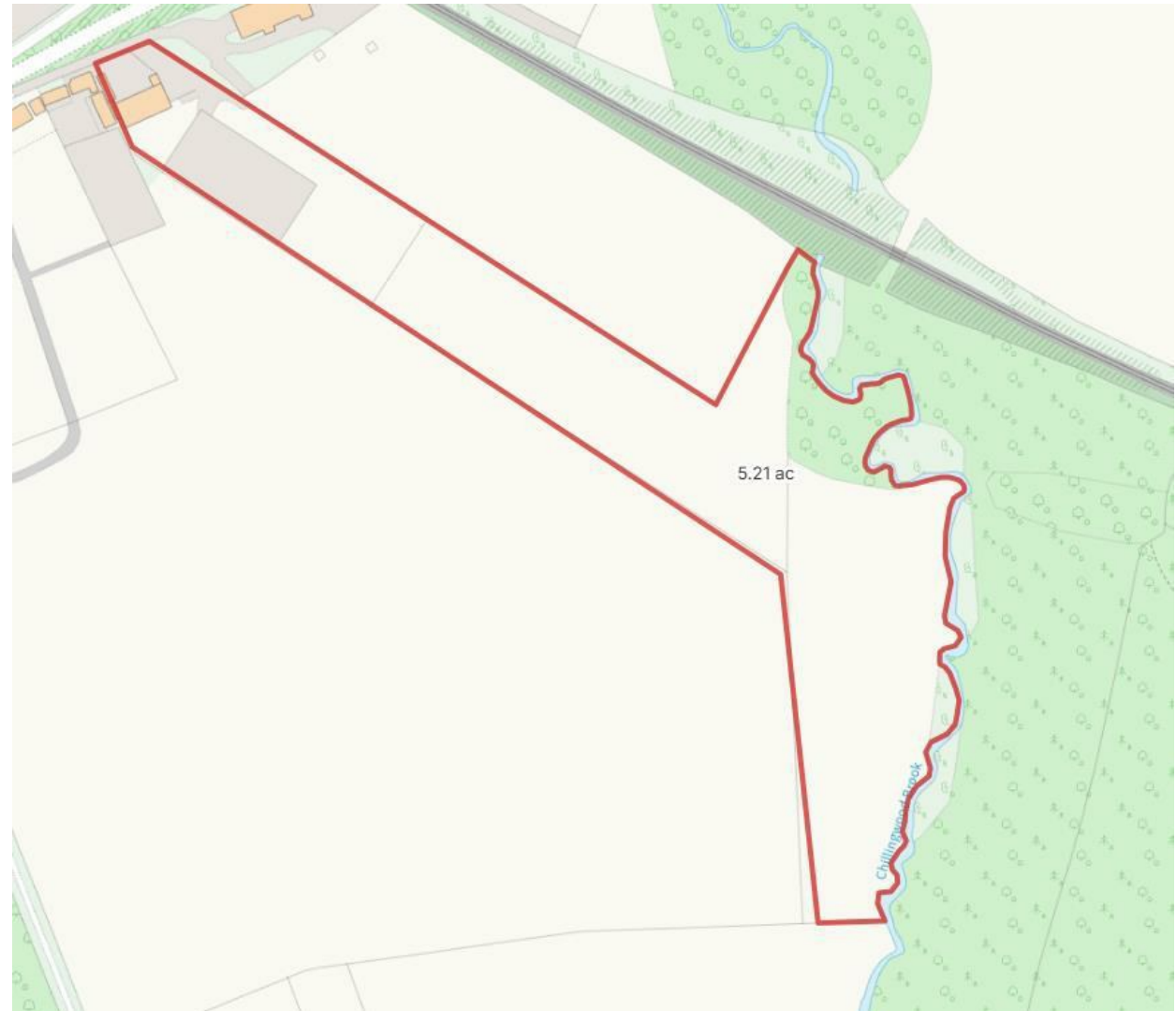
The property benefits from a good range of buildings and infrastructure including:

- Seven loose boxes, two with adjoining tack rooms
- Three tack rooms
- Adjoining storage shed
- Lean-to hay store
- Large pole barn
- 50m x 25m sand school
- Three grass paddocks

The land is arranged as a series of grass paddocks and is considered well suited for equestrian and amenity purposes.

## Sale Plan

Not to scale



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by Private Treaty.

### Tenure

Freehold with vacant possession upon completion.

### Services

The property benefits from mains electricity and mains water connected to the buildings. There is a livestock water supply to the paddocks.

### Access

The property benefits from private access suitable for agricultural and equestrian vehicles via a private lane leading from Main Road, Havenstreet.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, easements, wayleaves, covenants, restrictions and all other rights and obligations whether specifically referred to in these particulars or not.

### Plans, Areas and Schedules

These are based upon Ordnance Survey data and are provided for identification purposes only. Purchasers should satisfy themselves as to the accuracy of all boundaries, areas and descriptions.

### Fixtures and Fittings

Only those items specifically referred to within these particulars are included in the sale. All other items are excluded unless otherwise agreed by separate negotiation.

### Health and Safety

Given the nature of the property and equestrian facilities, viewers should take particular care when inspecting the land, buildings and surrounding areas.

### EPC and Council Tax

Not applicable.

### What3Words

///smarting.eruptions.ranches

### Local Authority

Isle of Wight Council.

### Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars and photos are as at 27th July 2026

### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

**Isle of Wight - Sales**

01983 828805

iow@bcmwilsonhill.co.uk

**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

