



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.

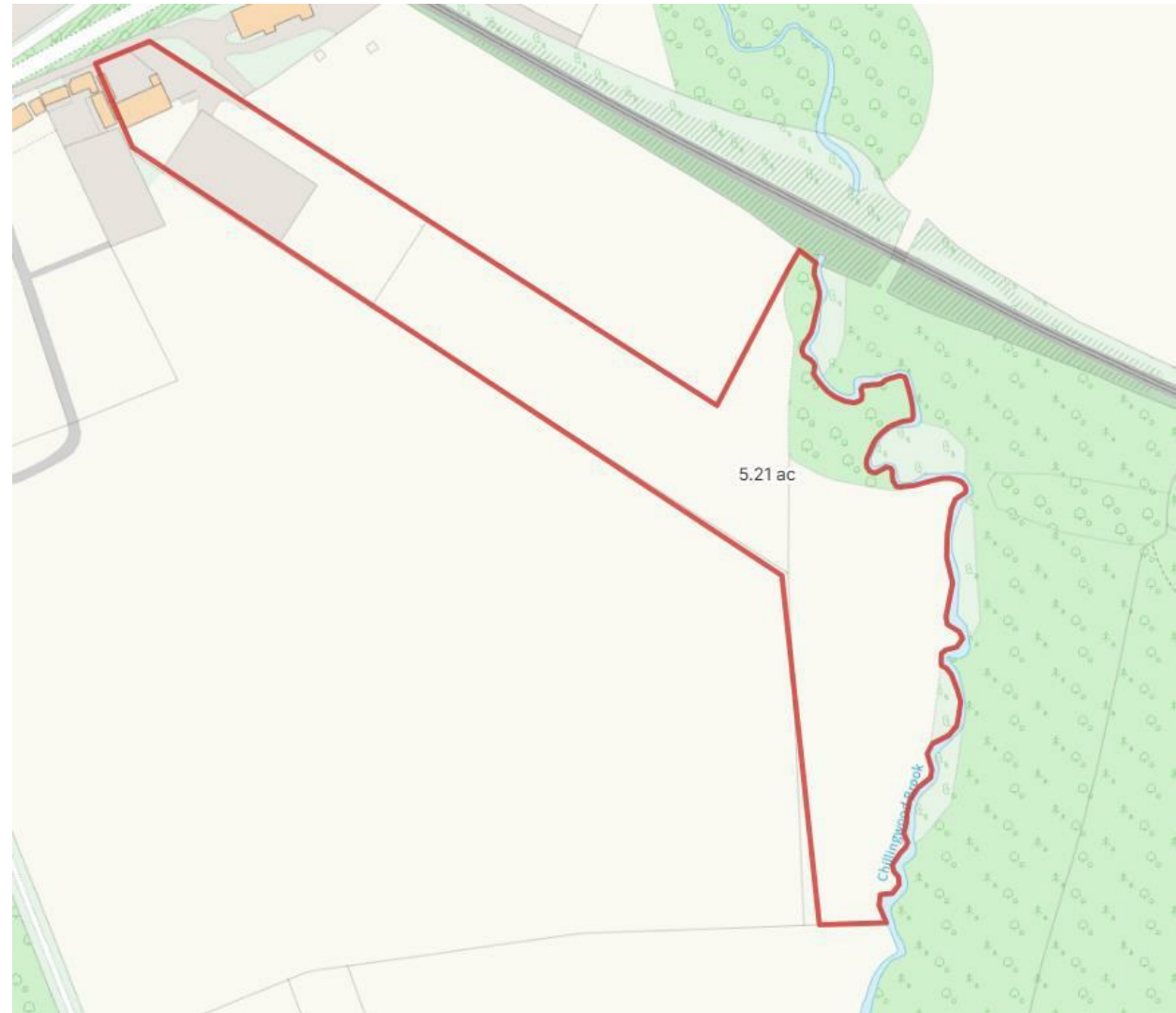
The property benefits from a good range of buildings and infrastructure including:

- 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

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NB: These particulars and photos are as at 9th September 2026

IMPORTANT NOTICE

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Isle of Wight - Sales

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