



STANDEN HEATH FARM

Standen Lane, Newport, Isle of Wight Isle of Wight, PO30 2NP





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

A rare opportunity to acquire a newly constructed bungalow, established successful holiday let business, static caravan, outbuildings and woodland, all set within an attractive and peaceful countryside setting, extending to approximately 5.82 acres (2.34 ha).

Standen Heath Bungalow

Entrance Hall | Open Plan Kitchen/Dining Room/Living Room | Utility Room | Two Double Bedrooms with En-Suites | W/C
1140.98 sq. Ft / 106 sq. m.

Gardens and Grounds

Greenhouse | Chicken Pens | Vegetable Patches | Goat Pen | Duck Pen | Large Gravel Parking
| Private Lane

Outbuildings

Barn-Style Workshop | Tractor Store | Cattle Barn | Storeroom

Land/Woodland

Pastureland | Woodland

Shepherd's Huts

Woodland Retreat (sleeps two) | Woodland Hideaway (sleeps four)

Static Caravan

Lounge | Kitchen | Double Bedroom with W/C | Twin Bedroom | Bathroom | Wrap Around
Decking
431.96 sq. ft / 40 sq. m.

£759,500



Situation

Standen Heath Farm is situated in a peaceful rural setting in the heart of the Isle of Wight, just a short distance southeast of Newport, the island's principal town. Surrounded by gently rolling farmland, mature woodland, and open countryside, the farm offers an idyllic and private location with easy access to local amenities and transport links.

Positioned along a quiet country lane, the property benefits from a secluded atmosphere while remaining well-connected. Newport, a short drive, provides a full range of services including schools, shops, healthcare facilities, and business centres, making the location practical as well as picturesque.

The wider area is characterised by unspoilt rural landscapes, with public footpaths, bridleways, and nature reserves nearby, ideal for walking, riding, and outdoor pursuits.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub.

There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire. The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.





DESCRIPTION

Standen Heath Bungalow

Standen Heath bungalow is a beautiful newly built barn-style property set in peaceful countryside, offering spacious open-plan living with views over private land, complete with a 6 year PCC Certificate.

Entrance Hall

Entrance Hall from the front courtyard with doors to bedroom one on your right, and the living area on your left.

Kitchen

An open plan kitchen, with range cooker, butler sink, and views over the land.

Living/Dining Area

Continuing the open plan area off the kitchen, the dining room offers a bright entertaining area, with patio doors leading to the grounds. The living area is a flexible space, towards the front of the property.

Bedroom One

A large dual aspect double bedroom, with en-suite shower room.

Bedroom Two

A single aspect double bedroom with en-suite shower room.

Utility Room

Good sized utility with storage space and plumbing installed with washing machine and tumble dryer. There is a door to the rear of the property, and also access to the W/C.

Gardens and Grounds

Set within a peaceful and picturesque rural setting, the gardens and grounds of the property are thoughtfully arranged to support a sustainable lifestyle and offer a high degree of versatility for those seeking a tranquil countryside retreat.

Chicken Pens

Secure and well-maintained chicken pens provide an excellent opportunity for free-range egg production. Thoughtfully positioned with easy access, they enhance the property's smallholding potential.

Vegetable Patches

Productive and well-established vegetable plots, currently used for seasonal crops. These plots offer fertile soil and good sun exposure—perfect for growing your own produce and enjoying a more sustainable way of life.

Goat Pen

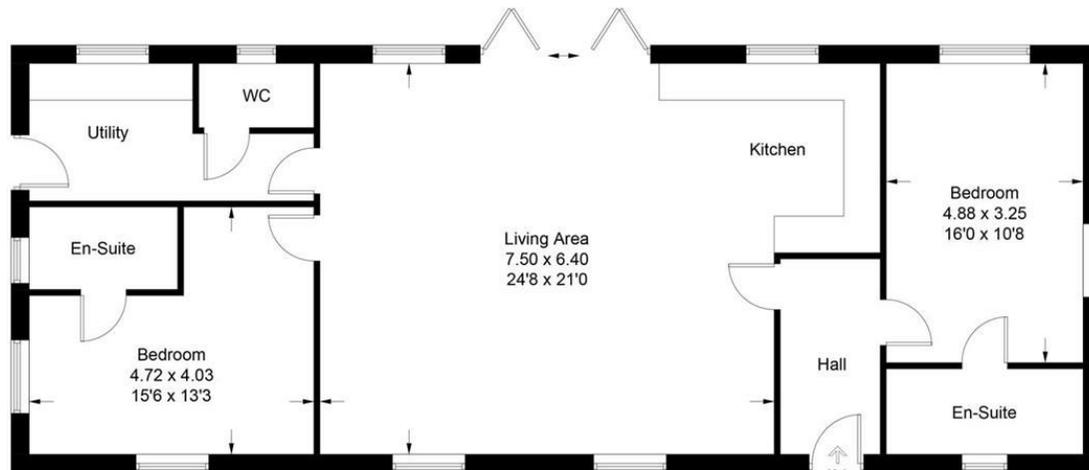
A dedicated goat enclosure with strong fencing and basic shelter, suitable for keeping a small herd. A great feature for hobby farming, animal lovers, or those seeking additional land use options.

Duck Pen

A charming duck pen near the pond offers a secure and natural environment for waterfowl. The area is both practical and a delight for families and nature lovers alike.

Large Gravel Parking Area

A generous gravelled parking area provides ample space for multiple vehicles, including agricultural machinery, trailers, or guest parking. Its location close to the main buildings ensures



Not to scale

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convenience without disrupting the garden's natural flow.

Private Lane

Accessed via a private lane, the property enjoys excellent seclusion and privacy. The approach enhances the rural charm and gives a strong sense of arrival.

Outbuildings

Large Barn-Style Workshop

A substantial barn-style workshop offering approximately 70 square metres of Gross Internal Area (GIA). It features large sliding doors to accommodate a wide range of machinery, vehicles, or storage requirements. The high ceilings and open-plan layout make it ideal for mechanical work, agricultural equipment maintenance, or conversion to alternative uses (subject to planning).

Adjoining Open Tractor Store

Connected to the main workshop is a covered open-fronted tractor store, providing sheltered space for agricultural vehicles, tools, or hay storage. Easy drive-in access enhances day-to-day operational



boasting a fully fitted kitchenette, cosy double and bunk beds, ensuite facilities, TV and electric fire. Outside lies a private patio complete with BBQ and fire pit.

Outdoor Features

Each hut sits upon its own stone chipped patio, delineated by a low wooden edge and flanked by two ornamental lamp posts.

Beyond lies a small grassy plot with sun loungers, perfect for unwinding while observing frequent visits from red squirrels, woodpeckers and other woodland wildlife.

Static Caravan

A two-bedroom Atlas Sapphire caravan, offering open plan living, a fully equipped kitchen, en-suite master bedroom, twin bedroom, bathroom and outdoor decking area, connected to all services.

Land/Woodland

A mix of pastureland and woodland complete the property, extending to approximately 3.77 acres.



efficiency.

Cattle Barn

Previously used as a livestock barn, the building offers a shelter with good ventilation and can support both small-scale or more intensive agricultural operations.

Enclosed Storeroom

Adjoining the cattle barn is a secure enclosed storeroom, ideal for the storage of feed, supplies, tools, or farm essentials.

Holiday Lets (Shepherd's Huts)

Woodland Retreat

Nestled under a canopy of trees, Woodland Retreat offers a secluded yet accessible retreat, featuring a kitchen area, bed, ensuite shower room, patio with BBQ, fire pit and wood fired hot tub.

Woodland Hideaway

A beautifully furnished shepherd's hut tucked within mature woodland,



Method of Sale
Standen Heath Farm is offered for sale by private treaty.

Rights of Way
There are no public rights of way over the property. The neighbouring property has a right of way over the lane to obtain access to their property.

Access
Standen Heath Farm is accessed from the public highway, Long Lane, along a private track (Standen Lane) leading to the property.

Services
House – The house is connected to mains water, electric, a private drainage system (septic tank), and gas central heating from propane tank.

Static Caravan – The caravan is connected to mains water, electric, a private drainage system (septic tank), and mains gas central heating.

Shepherd's Huts – The huts are connected to mains water and electric, and a private drainage system (septic tank). Heating provided by electric thermostatic fires.

Buildings – All barns are stores are connected to mains electricity. The land benefits from a mains water connection and so too does the house garden.

Broadband
The property is connected to BT Broadband with an upload and download speed of 1 and 7 Mbps respectively.

Tenure and Possession
Freehold with vacant possession upon completion.

Building Safety/Asbestos
The property 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.

Due to the nature of the property, viewings must be accompanied with the sole selling agent and suitable footwear must be worn with viewers being cautious of the stream.

Council Tax
The House -Band B
Static Caravan – Band A

EPCS
The Farmhouse – C
Static Caravan – Exempt
Shepherds Huts – Exempt

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 poles whether referred to in these particulars or not.

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

Postcode
PO302NP

Local Authority
Isle of Wight Council

Local Planning
The property was built under planning reference 23/01641/FUL. Further information can be obtained from the selling agent.

What3Words

///remember.sharper.catchers

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health and Safety
Given the potential hazards of a 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.

Fixtures and Fittings
BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Goodwill and Stock at Valuation
A list of goodwill and stock at valuation can be made available from the selling agents upon request.

Viewings
By appointment with BCM Wilson Hill only.

Business Website
www.standenheathfarm.com

Selling Agent
BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
T – 01983 828805

NB These particulars and photos are as at July 2025.

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

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