

FOR SALE



**Gordon
Brothers**[®]

**Opportunity to acquire
multiple freehold titles
relating to the Proposed
Pennyfeathers Development
on the Isle of Wight**

- 17 freehold titles available.
- Circa 12.84ha (31.73 ac) of land in total.
- Key Regeneration Area.
- Outline planning agreed in 2017 – Reserved matters application refused in 2023.
- Potential to build out the development subject to obtaining planning consent and acquiring neighbouring land.

**Strategic Land relating to the Proposed Pennyfeathers
Development, Ryde, Isle of Wight, PO33 1AT**

On behalf of the Joint Liquidators of Smallbrook Developments Ltd and Kilnsea Developments Ltd

Pennyfeathers Development Site

Ryde, Isle of Wight



Location

- Pennyfeathers lies to the south of Ryde, on the Isle of Wight, in a key regeneration area identified by the Island Plan.
- Covering circa. 49 hectares (121 acres) of land.
- Situated approximately 1.5km from Ryde town centre.
- The site is in a sustainable location, linked with other approved development sites to the south of Ryde, with good potential for connections to the wider community.
- Key transport and access features include proposals for improved road junctions, enhanced connectivity via green routes, cycling links, and public transport improvements.
- The site's plan includes sustainable drainage systems (separating surface water and foul water), open and recreation spaces, and community facilities.

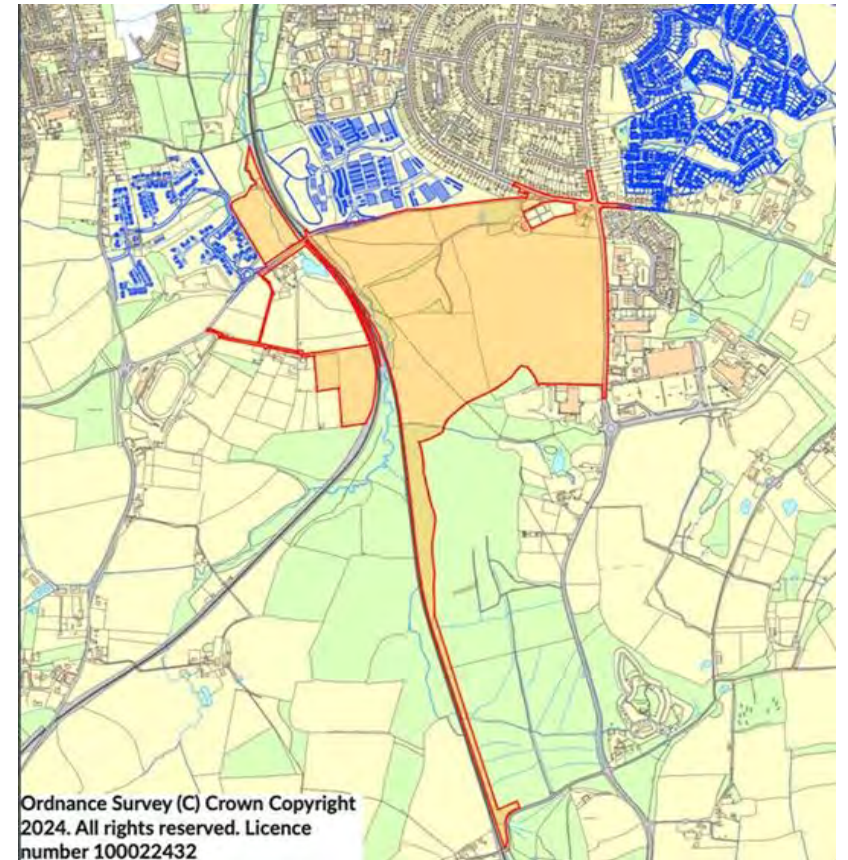


Pennyfeathers Development Site

Ryde, Isle of Wight

Description

- The land available to purchase comprises a total of 17 freehold titles with a variety of current uses to include farmland, woodland, industrial/ storage and residential.
- The plots form part of the Proposed Pennyfeathers Development site which obtained outline planning (ref P/01456/14) for a maximum of 904 residential units, school, community centre and commercial buildings in September 2017 subject to reserved matters. Reserved matters were subsequently refused in April 2023 (ref 20/02159/ARM).
- Planning history and submitted documents can be found on the Isle of Wight Council website.
- The companies in Liquidation (Kilnsea Developments Ltd and Smallbrook Developments Ltd) had previously obtained several option agreements to purchase neighbouring land required to build out the development. These agreements have now lapsed but the respective landowners could still be open to a sale subject to separate negotiations.
- There are three plots with existing dilapidated dwellings. These include a 4-bed detached house known as 155 Marlborough Road, a 3-bed bungalow conversion known as 158 Marlborough Road, and a 4/5-bedroom Farmhouse known as Prestwood Grange. Adjacent to the Farmhouse is Prestwood Dairy which has a small industrial storage unit.



The red line boundary is indicative of the proposed development. Not all the land within the boundary is included in the 17 titles available to purchase.

Pennyfeathers Development Site

Ryde, Isle of Wight



155 Marlborough Road

158 Marlborough Road

Prestwood Grange Farmhouse

Prestwood Dairy







The red line boundary is indicative only. Title Plans available upon request.

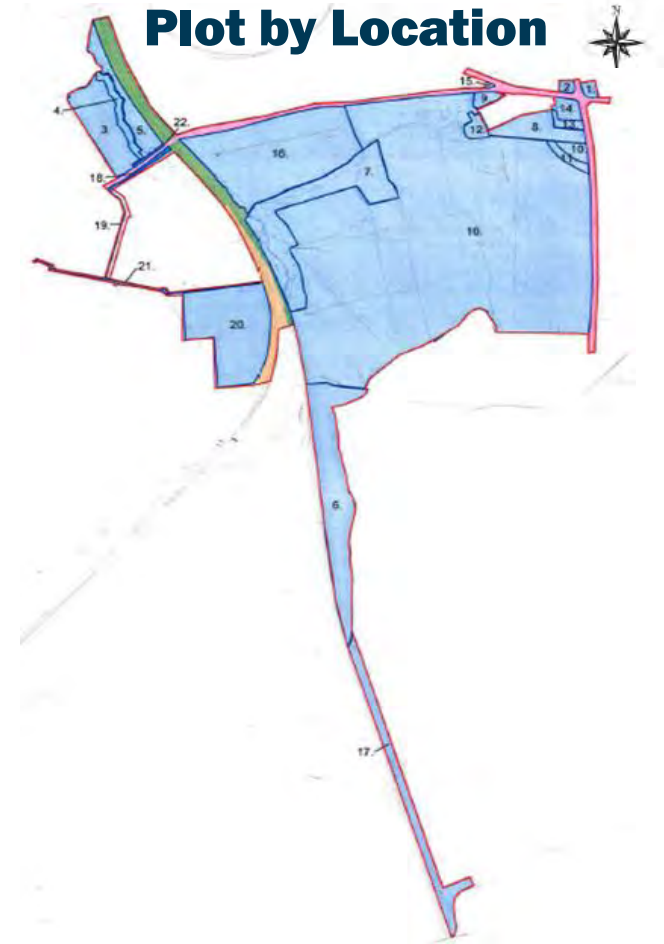
Pennyfeathers Development Site

Ryde, Isle of Wight

Schedule of Available Plots 1 – 5

Plot	Title Number	Size (hectares)	Comments	Title Plan
1	IW30751	0.10	155, Marlborough Road, Ryde, PO33 1AT (Detached house). The property is Council Tax Band 'E'.	
2	IW15789	0.08	Seaways, 158 Marlborough Road, Ryde, PO33 1AT (Bungalow). The property is Council Tax Band 'D'.	
3 and 4	IW83167 IW13147	1.41	Part of original BNG/ open space amenity.	
5	IW20570	0.80	Part of BNG/ open space amenity.	





Plot by Location



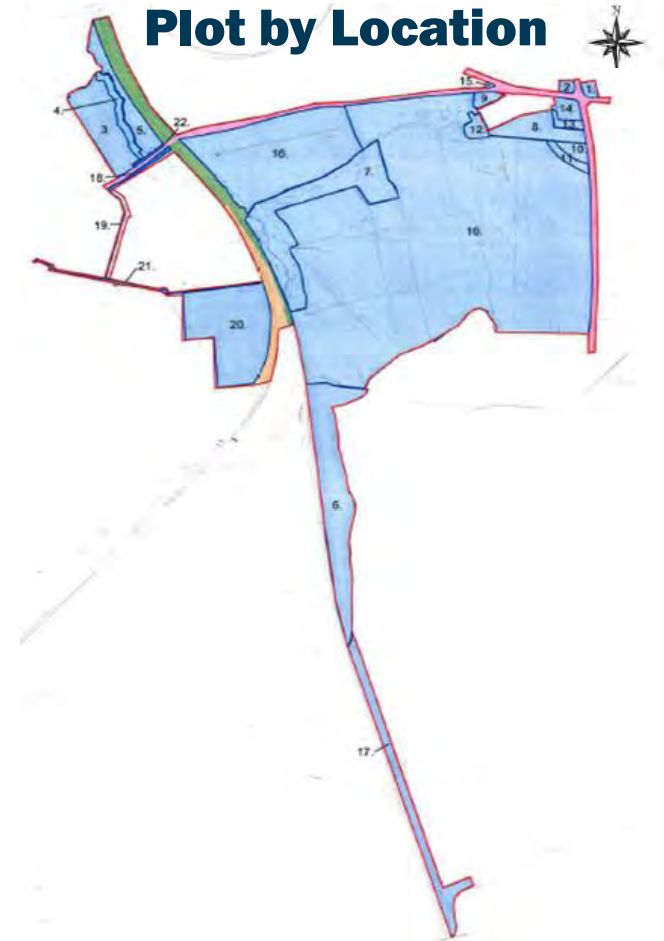
Pennyfeathers Development Site

Ryde, Isle of Wight

Schedule of Available Plots 9 – 16





Plot	Title Number	Size (hectares)	Comments	Title Plan
9	IW3347	0.15	Prestwood Dairy. Small industrial storage unit.	
12	IW64687	0.22	Prestwood Grange Farmhouse. The property is council Tax Band G.	
15	IW75476	0.02	Originally acquired as part of the proposed improvements to highways.	
16	IW74519	4.79	Part of BNG/ open space amenity.	

Plot by Location

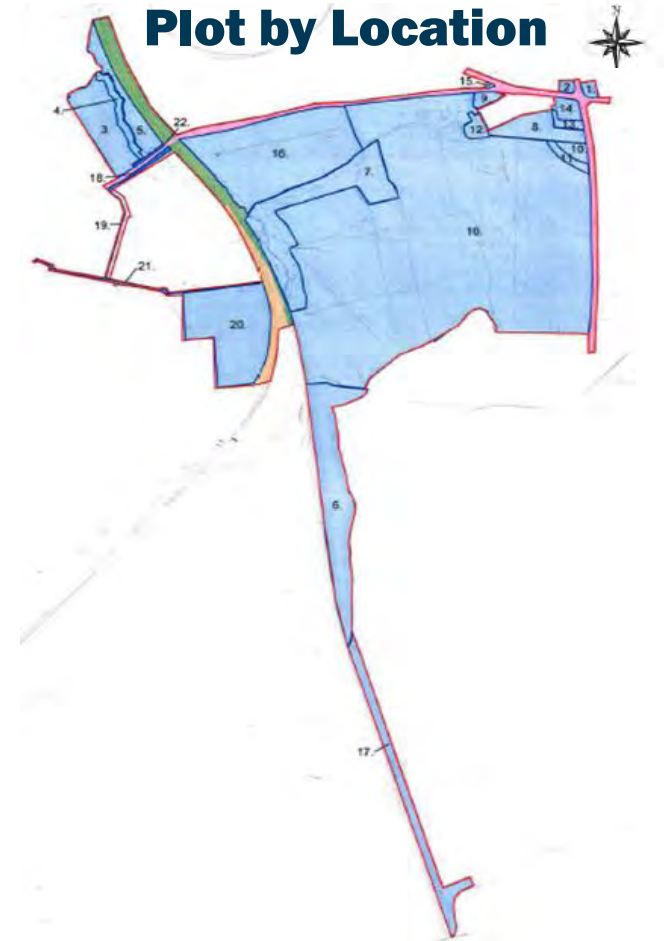


Pennyfeathers Development Site Ryde, Isle of Wight

Schedule of Available Plots 17 – 20





Plot	Title Number	Size (hectares)	Comments	Title Plan
17	IW80313	1.40	Part of BNG/ open space amenity.	
18	IW83165	0.09	Highways infrastructure land.	
19	IW83166	0.04	Originally proposed as a public footpath.	
20	IW83161	2.98	Part of BNG/ open space amenity.	

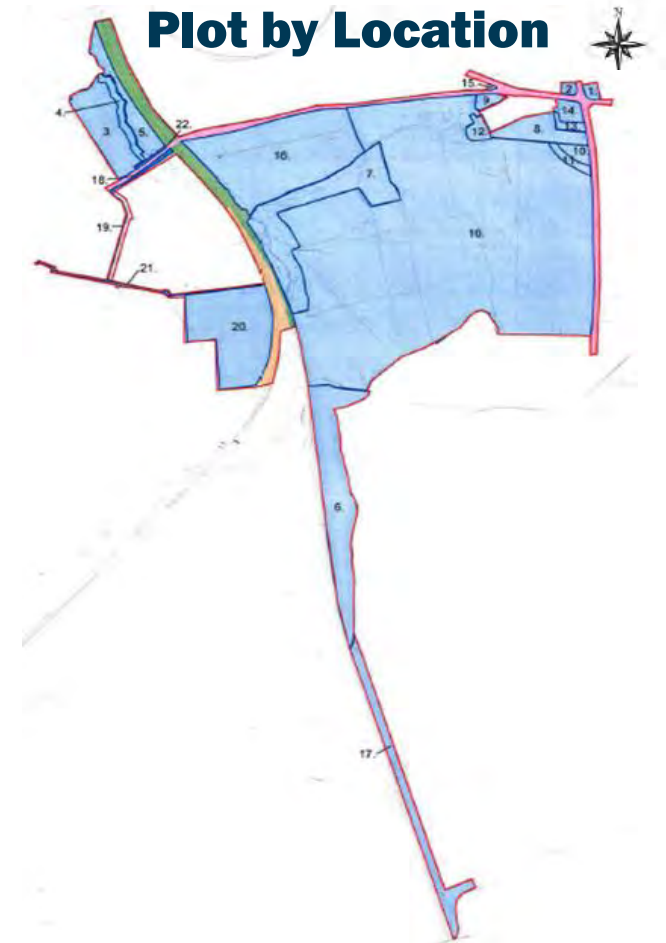
Plot by Location



Pennyfeathers Development Site Ryde, Isle of Wight

Schedule of Available Plots 21 – 24

Plot	Title Number	Size (hectares)	Comments	Title Plan
21	IW83163	0.22	Part of BNG/ open space amenity.	
22	IW83164	0.02	Highways infrastructure land.	
23	IW84476	0.0004	Originally purchased for a public footpath.	
24	IW83162	0.22	Part of BNG/ open space amenity.	



Pennyfeathers Development Site Ryde, Isle of Wight



The red line boundary is indicative for location purposes only. Title Plans can be provided upon request.

Pennyfeathers Development Site

Ryde, Isle of Wight



Tenure

The site is held by way of numerous freehold titles. Sites available as a whole or separately. Further title information can be provided upon request.

Tenancy

Vacant possession will be provided upon sale completion.

Planning

Interested parties are asked to make their own enquiries of the relevant Local Authority.

Data Room

Further information will be available to interested parties via access to the data room. Please contact the agents for further information.

Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include;

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

Process and Price

For sale by private treaty. Expressions of interest invited.

Contact Details

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