

FOR SALE

Land off Forest Hills, Newport, Isle of Wight, PO30 5NG



**Gordon
Brothers**[®]

Opportunity to acquire a significant freehold residential development site with part full planning consent and part outline planning consent on the Isle of Wight.

- Freehold available with vacant possession.
- Circa 6.4 hectares (15.82 acres) of land in total.
- Full planning consent for 36 dwellings.
- Outline planning consent for a further 113 dwellings.
- Edge of settlement location.

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Location & Description

- The land available is located on the west boundary of the town of Newport and within an area known as Gunville.
- Current access to the land is via Forest Hills Road which serves the residential estate to the east.
- The site is bounded to the north by a modern housing estate, to the east and south by established residential uses and to the west by agricultural land.
- The plot extends to circa. 6.4 hectares (15.82 acres).
- The mainland is accessible by Ferry from Cowes to Southampton (5 miles north), Yarmouth to Lymington (8 miles west) and Ryde to Portsmouth (10 miles east).
- The land available to purchase currently comprises agricultural land with full planning consent to part for 36 dwellings and outline planning consent to part for 113 dwellings.



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Planning

- The full planning consent for Phase 1 and outline planning consent for Phase 2 were submitted as a hybrid application and granted with conditions and subject to a Section 106 Agreement.
- The full planning consent (ref 22/00631/FUL) was granted on 10/09/2024. It permits the development of 36 dwellings with access from Ash Lane and Forest Hills Road. There are various conditions attached to the consent, the most notable of which are:
 - **Condition 8:** No dwelling to be occupied until the parts of the service roads and associated footway links to the wider highway network which provide access to it and including for attributable service vehicle turning heads have been constructed.
 - **Condition 10:** Development shall not begin until details of the junction between the proposed service road, and the highway have been approved.
 - **Condition 11:** No dwelling to be occupied until highway improvements have been completed in accordance with details submitted. Including works at the southern side of Forest Hills, the Forest Hills and Arthur Moody Drive junction and across the junction serving 25-47 Broadwood Lane.
- The outline planning consent (ref 22/00629/OUT) was granted on the 10/09/2024. It permits the development of 113 dwellings with access from Arthur Moody Drive and Ash Lane. There are various conditions attached to the consent, the most notable of which are:
 - **Condition 1:** Application of reserved matters shall be made to the local Planning Authority before the expiration of 3 years from the date of planning permission (10/09/2024).
 - **Condition 9:** No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.



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S106 Agreement

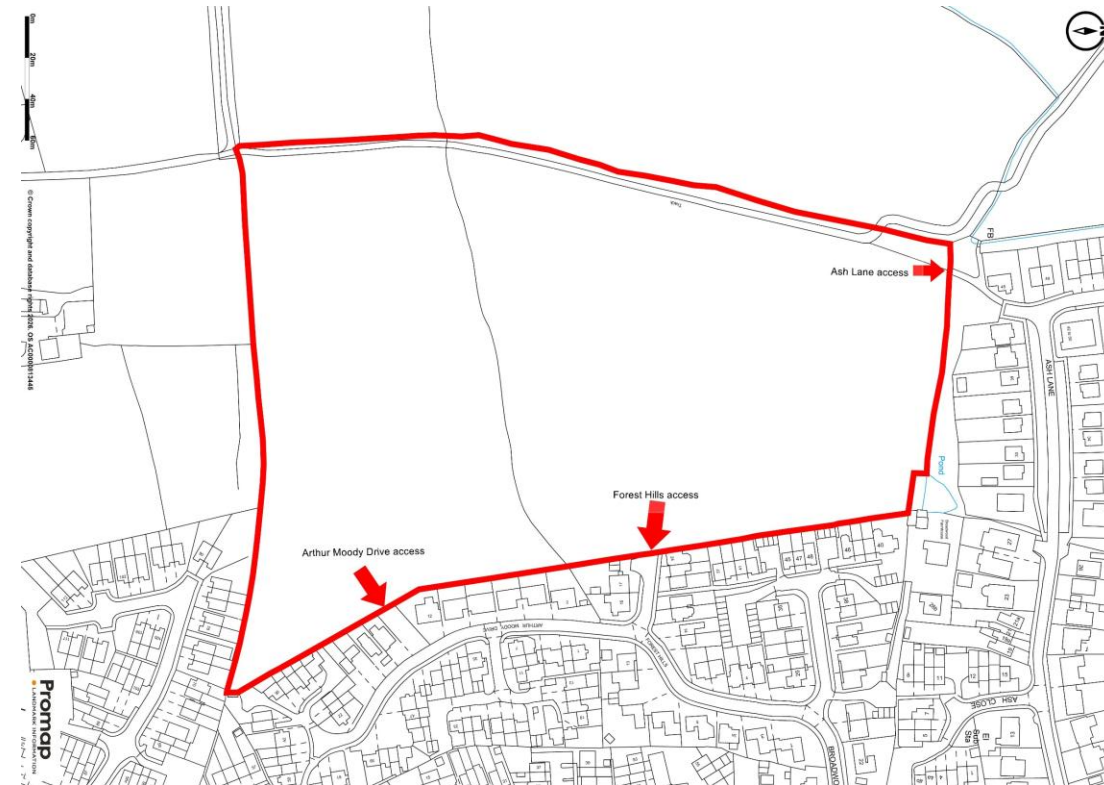
The planning permission is subject to a section 106 agreement (dated 9th September 2024) which contains the following planning obligations:

- **On-site affordable housing:** 35% of the total number of dwellings to be erected pursuant to the outline Planning and the Full Planning Permission as Affordable Housing.
- **Affordable tenure mix:** 70% affordable rent and 30% discount market sale.
- **Highway works:** Provision of a connection through the property to form part of the West Wight Greenway and provision of a footway along the western boundary of the property to link to the wider West Wight Greenway to run to the southern eastern corner of the property to link to Alvington Manor View.

Financial Contributions

Contribution	Base Figure	Payable
Full Sustainable Transport Contribution	£12,000 (RPI Linked)	Prior to first occupation of any dwelling.
Outline Sustainable Transport Contribution	£38,000 (RPI Linked)	Prior to first occupation of any dwelling
Habitat Mitigation Contributions	£465 – 1 Bed £671 – 2 Bed £875 – 3 Bed £1,029 – 4 Bed £1,207 – 5 Bed (Per Property & Index Linked)	Prior to the commencement of development.

*The financial contributions are subject to index linking, applying the Retail Prices Index.



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View of site towards the north and east



View of site towards the south



View of site towards the west



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Tenure

The site is held by way of freehold title [IW59484]. 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 a 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

Lewis Proudley

lproudley@gordonbrothers.com

07551 447 349

John Wills

jwills@gordonbrothers.com

07785 254 793

For further details, please contact us.

WWW.GORDONBROTHERS.COM

LONDON: 11 Soho Street London W1D 3AD

SOUTHAMPTON: Enterprise House, Ocean Way, Southampton, SO14 3XB

BRISTOL: One Temple Quay, Temple Back East BS1 6DZ

BRIGHTON: Regal House, The Hyde Business Park, Brighton, Sussex, BN2 4JE

BIRMINGHAM: Cornwall Buildings, 45-51 Newhall Street B3 3QR

LEEDS: West One, 114 Wellington Street LS1 1BA

MANCHESTER: Centurion House, 129 Deansgate M3 3WR

GLASGOW: 9 George Square, Glasgow, G2 1QQ

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