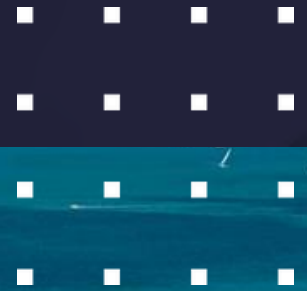


# Norris Castle Estate & Springhill Estate

EAST COWES, ISLE OF WIGHT

Development and Asset Management Opportunity, subject to necessary consents



savills



## KEY HIGHLIGHTS

- Opportunity to buy Norris Castle Estate in isolation or together with Springhill Estate
- A collection of Grade I and Grade II listed properties across two estates which collectively extend to approximately 270 acres (109 Ha)
  - Norris Castle Estate is circa 225 acres (91 Ha)
  - Springhill Estate is circa 45 acres (18 Ha)
- Located circa 1 miles (1.6 km) east of East Cowes Ferry Terminal
- Freehold disposal
- Opportunity for significant asset management and development, subject to the necessary consents
- **Guide Price for Norris Castle & Springhill Estates: £4,500,000.**

### NORRIS CASTLE ESTATE

- Norris Castle Estate extends to circa 225 (91 Ha) acres and has approximately 1 mile (1.6 km) of sea frontage.
- Grade I Listed Norris Castle designed by James Wyatt which overlooks the Solent and extends to circa 26,393 sq. ft. (2,451 sqm)
- A number of residential properties, traditional farm buildings, stables and a walled garden
- The Isle of Wight's only Grade I listed landscape
- **Guide Price for Norris Castle Estate in isolation: £3,000,000.**

### SPRINGHILL ESTATE

- Springhill Estate extends to circa 43 acres (18 Ha)
- A mixture of residential properties, a convent and traditional farm buildings





## DESCRIPTION

The opportunity is to purchase the Norris Castle Estate in isolation, or together with Springhill Estate. Springhill Estate is not available in isolation.

Both estates offer views over the Solent, although partially obscured by mature woodland.

Norris Castle Estate extends circa 225 acres (91 Ha), within which is the Isle of Wight's only Grade I listed landscape. The castle itself was designed and built during 1790's by James Wyatt, who had previously worked on repair and restoration work of Windsor Castle and the Houses of Parliament. The castle is built with a combination of Norman and Georgian features, including locally mined stone.

Springhill Estate was established by William Goodrich in the late 18th Century. It extends approximately 43 acres (18 Ha).



Norris Castle and Norris Farm



Springhill Farmhouse

## PROPERTIES

### Norris Castle Estate

- Norris Castle (Grade I Listed)
- Norris Castle Farm, the Bailiff's House, Cottage and Walled Kitchen Garden (Grade I Listed)
- Bathing House, and a 50m length of raised sea wall (Grade II Listed)
- 2 x Cattle Shelter (Grade II Listed)
- 4 x Stone-lined Watering Ponds (Grade II)
- Pump House (Grade II Listed)
- Landing House (Grade II\* Listed)
- Modern Barn

### Springhill Estate

- Springhill House (Convent)
- Springhill Farmhouse
- The Cottage
- Stables
- Santa Croche
- Maryfield
- Cemetery

Further information on each property, including EPC's, floorplans and leases, is available in the data room.



## LOCATION

The Property is located in East Cowes, on the northern tip of the Isle of Wight. The Isle of Wight has a population of circa 142,000 people (2023) with an employment rate of 72.6%.

The Property is bordered by the Solent to the north, Osborne Golf Club to the east, residential dwellings to the south and Waverley Park Holiday Centre to the west.

The Property is located circa 1 mile (1.6 km) east of the East Cowes Ferry Terminal which offers regular services to Southampton with an average journey time of 1 hour. There are approximately 108 crossing from Southampton to Cowes per week.

The Southampton Ferry Terminal is circa 1 mile (1.6 km) south of Southampton Central Train Station. This station provides regular, direct trains to London Waterloo, Brighton and Bristol with average journey times 79 minutes, 106 minutes and 99 minutes respectively.



## TITLE AND TENURE

The Property is registered at Land Registry under the Freehold Title numbers

### Norris Castle Estate

- IW68975
- IW91745
- IW91746
- IW91747
- IW91748
- IW91749
- IW91750
- IW91751

### Springhill Estate

- IW83239

The Property is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.





## PLANNING

A hybrid planning application (21/02437/FUL) for the redevelopment of Norris Castle Estate was refused in April 2024. The application was for:

*"Full application: Restoration & conversion of: Grade I Norris Castle to luxury hotel (C1); Grade I Norris Castle Farm, bailiffs house, cottage & walled kitchen garden to spa/wellness centre providing spa residences, treatment rooms, associated retail, restaurant/café facilities (sui generis); Grade II Pump House to clubhouse (E(f)); Grade II Cattle Shelters to a resort residence (sui generis), gatehouse/security building (E(g)(i)). Restoration of Grade I Registered Park & Garden including preservation of the grotto & ponds; 4 Grade II stone watering ponds. Construction of: spa residences within walled garden (sui generis); 2 linked buildings to accommodate hotel services, amenities, swimming pool & additional hotel suites (sui generis); 4 seawall sentinel buildings containing resort residences (sui generis); resort residences (sui generis), boathouse & slipway at harbourside; resort residences within Norris Castle Estate walls (sui generis); dwellings in South West Field (C3); parking areas, ancillary services, utilities, drainage works, SUDS & substations for resort. Repair & restoration of Seawall including Grade II elements. Consolidation of Grade II Bathing House ruin & construction of associated restaurant (E(b)). Demolition of Modern Barn & change of use of existing barn for resort storage. Creation of resort access road from the Esplanade across Springhill Estate & demolition of section of Norris Castle Estate boundary wall to provide new entrance to resort. Hard & soft landscaping & all enabling & associated works. Outline Application: Construction on Springhill Estate of: senior living units with associated communal facilities (C2); dwellings (C3) including retention & conversion of existing buildings; associated drainage, services, utilities & SUDS; restoration of landscape; resort overflow car park & all enabling & associated works (all matters save for access reserved)(revised & additional information) (revised plans)(re advertised)."*

There were 17 grounds for refusal, these reasons correspond to 7 key themes:

- |                            |                       |
|----------------------------|-----------------------|
| 1. Heritage                | 5. Archaeology        |
| 2. Trees                   | 6. Access and Parking |
| 3. Ecology                 | 7. Flood Risk         |
| 4. Landscape and Character |                       |

It should be noted that the principals of development and high-quality tourism were supported.

Planning documents are available in the data room



## PLANNING POLICY

### Community Infrastructure Levy (CIL)

There is no CIL payable on the Isle of Wight.

### Springhill Estate

Relevant planning policies relating the Springhill Estate include:

- Key Regeneration Area - The Medina Valley
- TPO Area
- Mineral Safeguarding

### Norris Castle Estate

Relevant planning policies relating the Norris Castle Estate include:

- National Landscape
- Ancient Woodland - Norris/Pier Wood
- Historic Park or Garden: Grade I Registered Park and Garden - Norris Castle
- TPO area
- Mineral Safeguarding



## THE OPPORTUNITY

The opportunity exists for significant asset management or redevelopment, subject to necessary consents, offering potential for various changes of use and conversion, and new build development including residential, hotel, wedding venue or institutional purposes.

### Planning Contact

If you have any planning queries, please contact:

**Oliver Woolf**  
+44 (0) 2380 731 921  
oliver.woolf@savills.com



### Leisure/Hotels Contact

If you have any leisure/hotel queries, please contact:

**Kevin Marsh**  
+44 (0) 2380 713 959  
kmarsh@savills.com



Norris Castle



Springhill House

## ACCESS

The Estates have vehicular access via Millfield Avenue.

## SERVICES

Interested parties are required to complete their own due diligence.

## LOCAL AUTHORITY

Isle of Wight Council

## DATA ROOM

For access to the data room containing all technical information, please contact Nita Patel at [nita.patel@savills.com](mailto:nita.patel@savills.com)



**Norris Castle Estate**

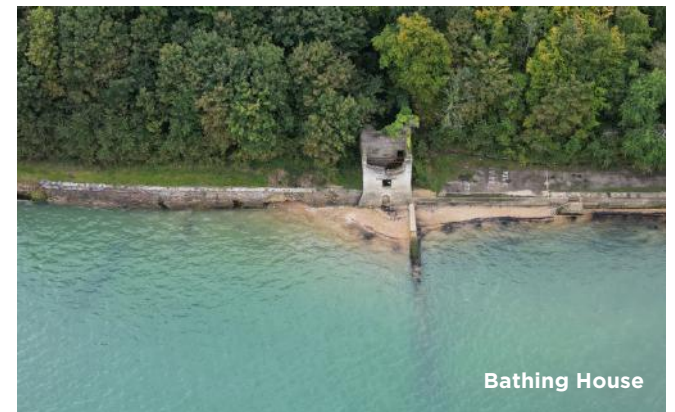
East Cowes, Isle of Wight



Norris Castle



Norris Castle



Bathing House



Norris Farm



Norris Castle Estate Lands



Listed Watering Pond



**Norris Castle Estate**

East Cowes, Isle of Wight



Norris Castle



Cattle Shelter



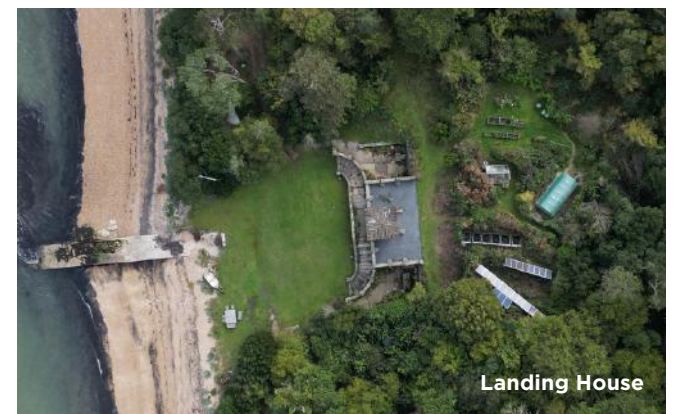
Norris Castle Estate Lands



Small Barn



Landing House



Landing House





Large Barn



Large Barn



Pump House



Norris Farm



Norris Farm



New Barn Entrance



**Norris Castle Estate**

East Cowes, Isle of Wight



Springhill Estate



Cemetery



Main Barn



Greenhouses



Santa Croce



Springhill Farmhouse





Springhill House (Convent)



Maryfield



Maryfield Field



Springhill House (Convent)





## Norris Castle Estate & Springhill Estate

East Cowes, Isle of Wight

## METHOD OF SALE

The site is for sale via private treaty. Offers are invited on an unconditional and subject to planning basis. Other sale structures may be considered. Offers should be submitted via email to Jonny Kiddle and Zara Chamberlain (email addresses provided below). All offers must be clearly marked "Norris Castle Estate and Springhill Estate".

## VIEWINGS

Strictly by appointment only. Contact details below.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## CONTACT

For further information please contact:

### Jonny Kiddle

Development  
+44 (0) 7977 757 397  
jonny.kiddle@savills.com

### Zara Chamberlain

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+44 (0) 7816 184 088  
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