



CGI

Residential Development Site, Station Road, St. Helens, Isle of Wight, PO33 1YF



Located in a highly desirable position between St Helens and Bembridge, this attractive 1.48-acre site offers an excellent residential development opportunity, benefiting from planning permission for five new dwellings.

- Full Planning Permission for Five Dwellings
 - Sought-after Isle of Wight Location
- Beautiful Views of the Marshes and Culver Down
- Ideally Situated Between Bembridge and St. Helens
- Three Large Detached Houses, and Two Semi-Detached

Guide Price £450,000



Residential Development Site

The site benefits from full planning permission for a proposed residential development of three detached and two semi-detached new-build dwellings.

Planning permission was duly granted in March 2026 (ref. 25/00779/FUL), for; Proposed residential development comprising of 5 dwellings, access road, garages, parking and landscaping.

Ideally located between St Helens and Bembridge, with the harbour just moments away, the property offers access to coastal walks leading to the dunes at the Duver and family friendly beaches. Alternatively, scenic routes through the nature reserve provide inland adventures toward the downs. St Helens itself is a vibrant village, home to two convenience stores, a pub, cafés, two restaurants, an antiquarian bookshop, and the largest village green in the UK.



METHOD OF SALE

The development site is offered for sale by private treaty.

PLANNING PERMISSION

Planning permission was duly granted in March 2026 (ref. 25/00779/FUL), for; Proposed residential development comprising of 5 dwellings, access road, garages, parking and landscaping.

There are a number of pre-commencement conditions. Further details can be obtained from the selling agent

SECTION 106

The buyer will be obligated, under contract to inherit the contribution for Affordable Housing, Nitrate and Habitat Mitigation, and Biodiversity Net Gain as confirmed within the Section 106. Further detail can be obtained from the selling agent.

RIGHTS OF WAY

There are no public rights of way over the property.

ACCESS

The proposal illustrates a new access from Station Road, utilising the existing gap in the hedgerow located between the old buildings and No. 46 Station Road. This provides suitable vehicular and pedestrian access in accordance with the approved plans.

SERVICES

We understand that there is a mains water connection to the site. Other services may be available within close proximity of the plot - however purchasers to make their own investigations.

Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 23rd April 2026

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.

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.

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.

HEALTH AND SAFETY

Given the potential hazards of open water and marshland, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

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.

EPC

N/A

POSTCODE

PO33 1YF

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX

N/A

What3Words

///joys.fats.hagglng

VIEWINGS

By appointment with BCM Wilson Hill only.

SELLING AGENT

Daniel Ward

BCM Wilson Hill – Isle of Wight Office

Red Barn, Cheeks Farm

Merstone, Merstone Lane

Isle of Wight, PO30 3DE

T - 01983 828808

NB

These particulars are as at April 2026 and the photos range from June 2024 to April 2025.

Isle of Wight - Sales

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