



- KEY**
- Site Boundary
 - Existing Vegetation
 - Existing Water Bodies
 - Proposed Tree Buffer
 - Proposed Woodland Coppes
 - Proposed Vehicular Access Road
 - Proposed Reception Building
 - Proposed Visitors Centre
 - Proposed Viewing Point
 - Proposed Car Park
 - Proposed Events Area
 - Proposed Lake
 - Proposed Holiday Lodge car parking and bin storage area
 - Proposed Holiday Lodge informal path circuit
 - Proposed water meadow area
 - Proposed Reed Bed Filtration System
 - Bembridge SPA, SSSI & Ramsar Site boundary
 - RSPB Brading marshes Nature Reserve boundary
 - 2 bedroom lodge
 - 3 bedroom lodge
 - 3 bedroom lodge with mezzanine
 - 4 bedroom lodge with mezzanine

An opportunity to develop an eco lodge holiday park

Carpenters Road
Brading, Isle of Wight. PO36

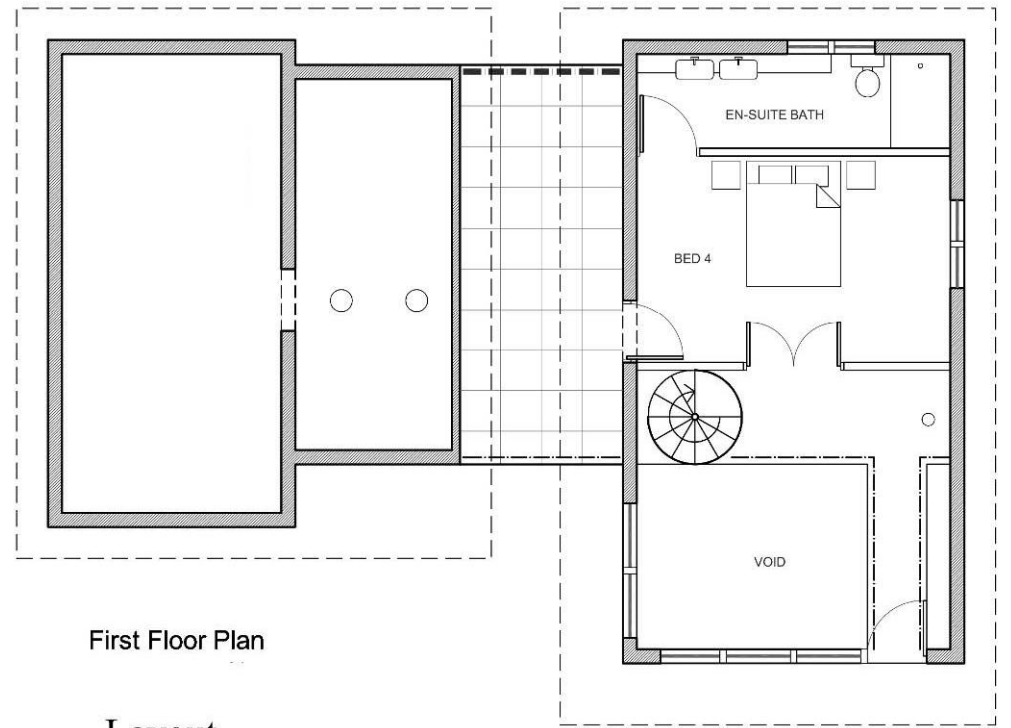
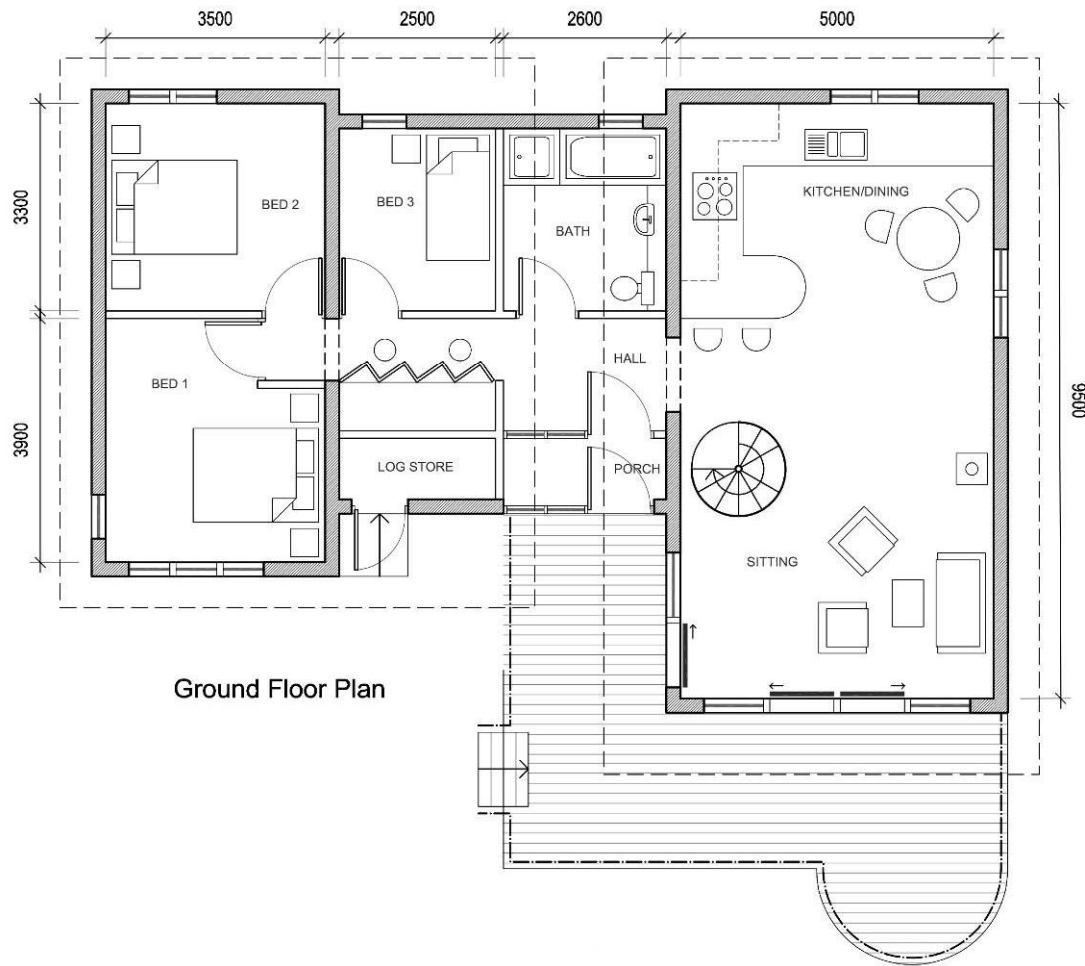


A fantastic opportunity to develop a premier Eco-signature Holiday park/retreat working in partnership with the RSPB on the eastern edge of the Isle of Wight.

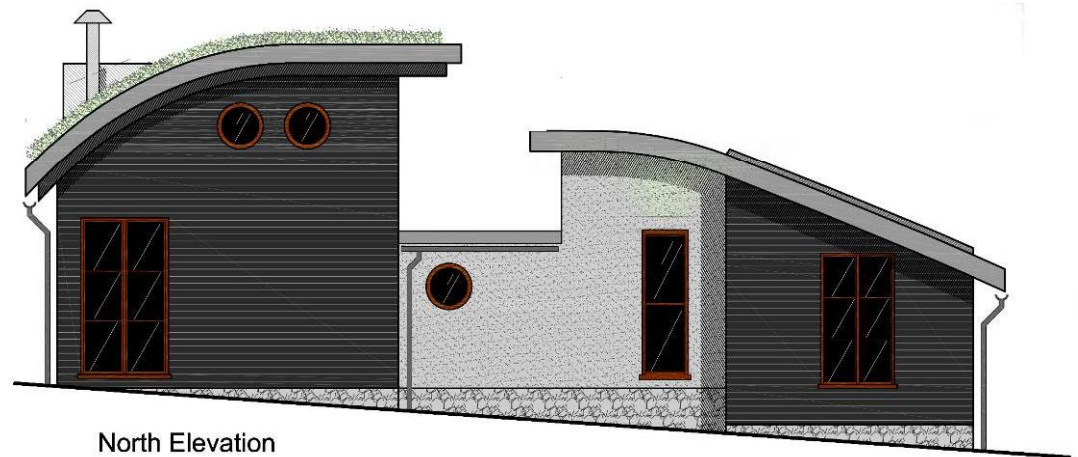
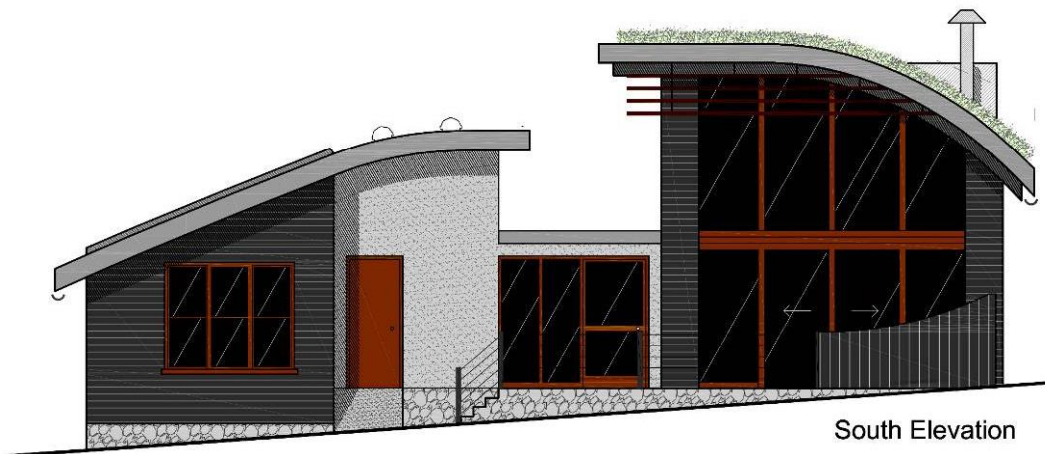
The Brading Wetland Project has obtained planning permission for 60 detached Eco-Lodges across approximately 40 acres on the edge of a RSPB nature reserve with reception/leisure facilities comprising:-

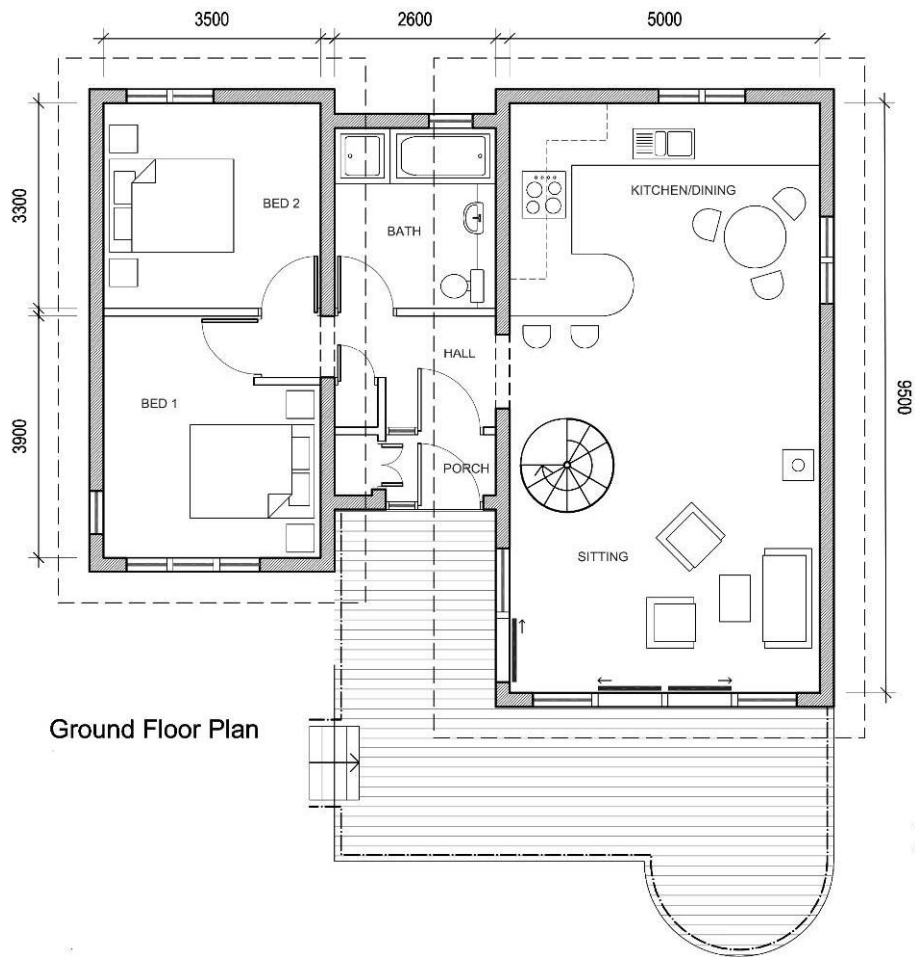
- 15 two bedroom lodges
- 30 three bedroom lodges
- 6 three bedroom lodges with mezzanines
- 9 four bedroom lodges with mezzanines
- Reception/leisure facilities including an indoor swimming pool, gym, spa, shop and café
- Landscape improvements
- Physical interlinking of the development land with the existing RSPB cycle and footpath infrastructure
- The remaining acreage which runs to approximately 100 acres will be gifted to the RSPB, to include the building of a visitor centre, for their ongoing ownership and management



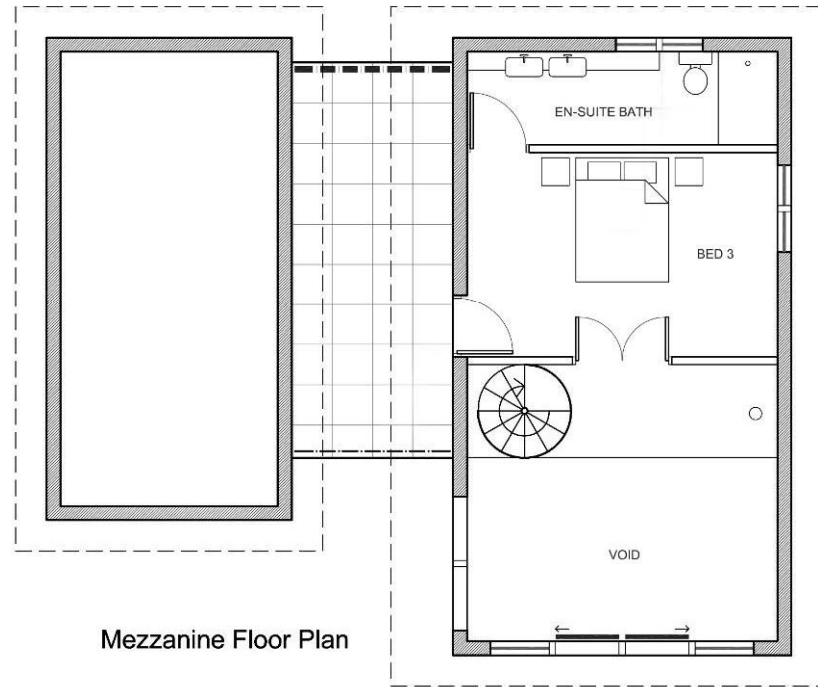


Layout
4 Bedroom Lodge





Ground Floor Plan

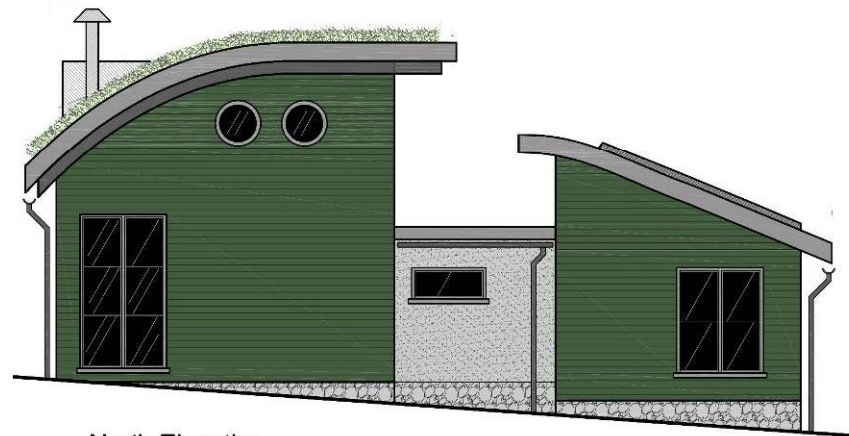


Mezzanine Floor Plan

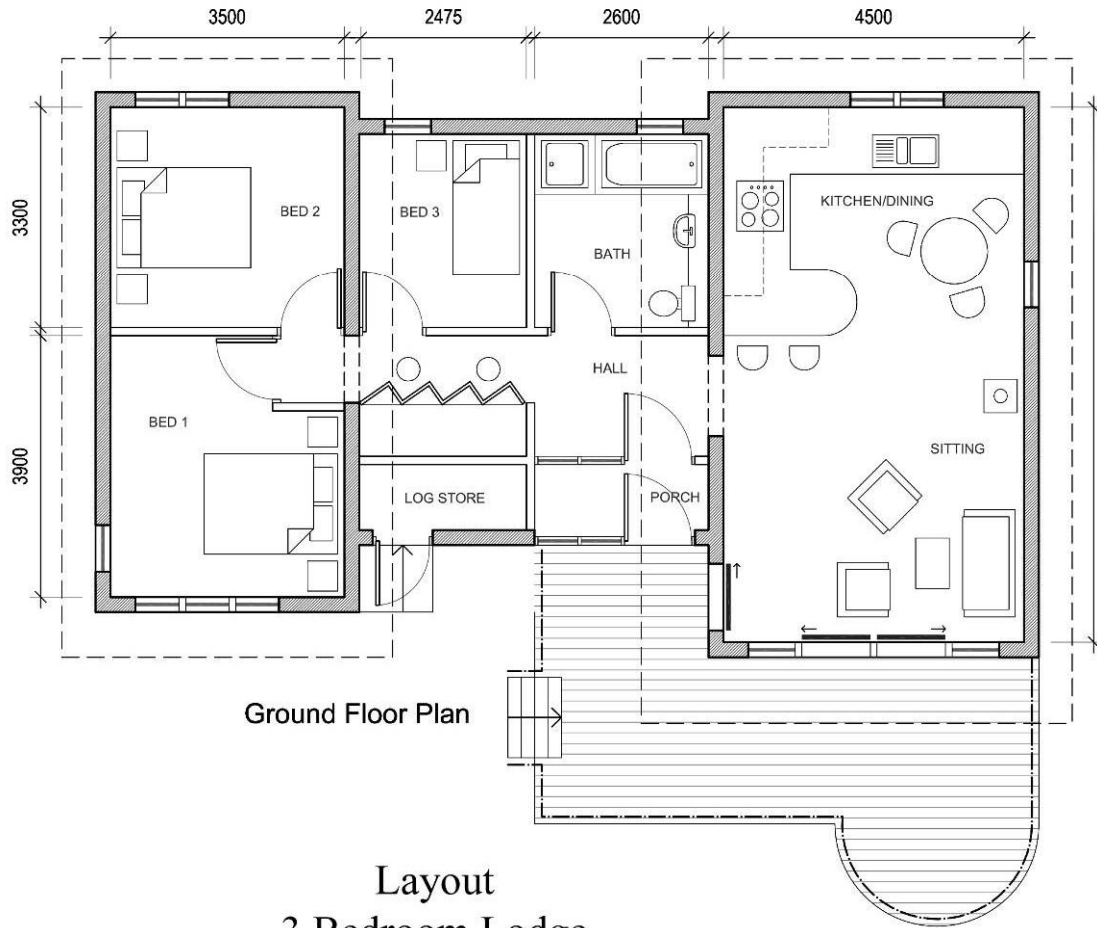
Layout
3 Bedroom Lodge with mezzanine



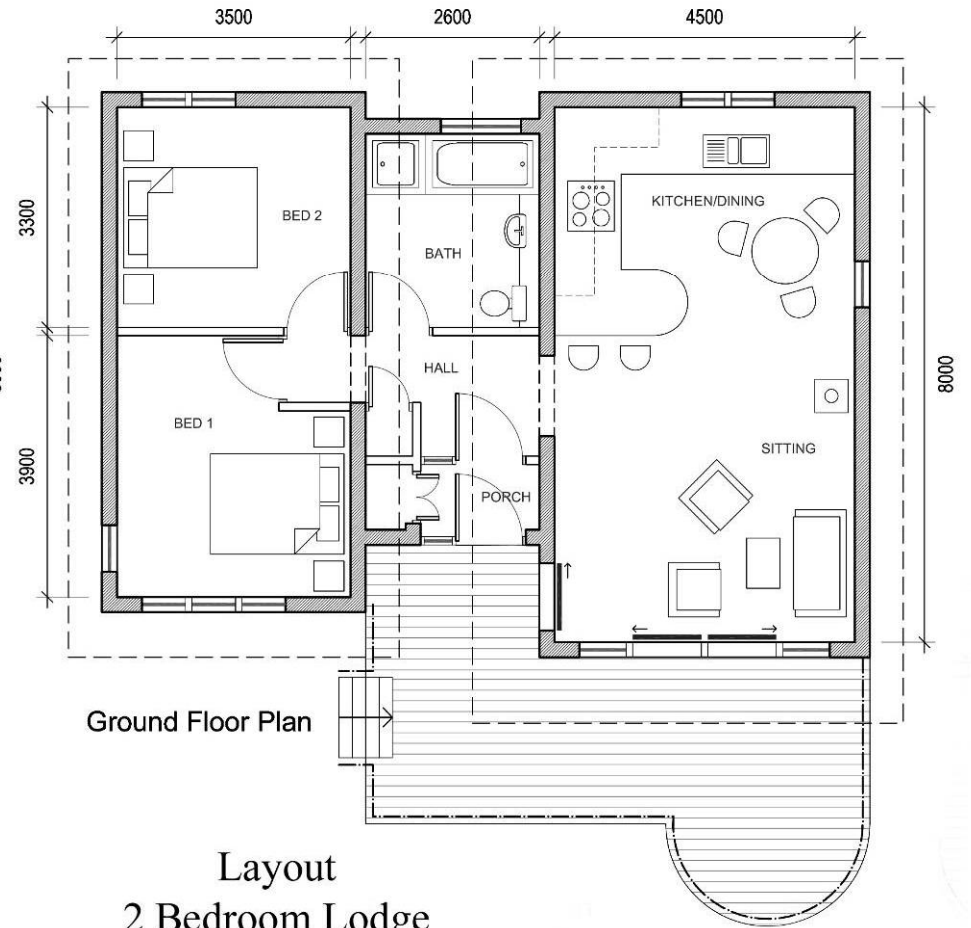
South Elevation



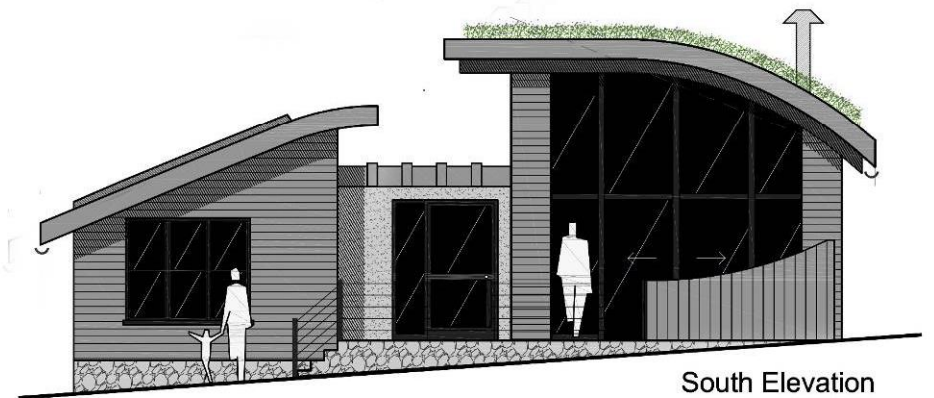
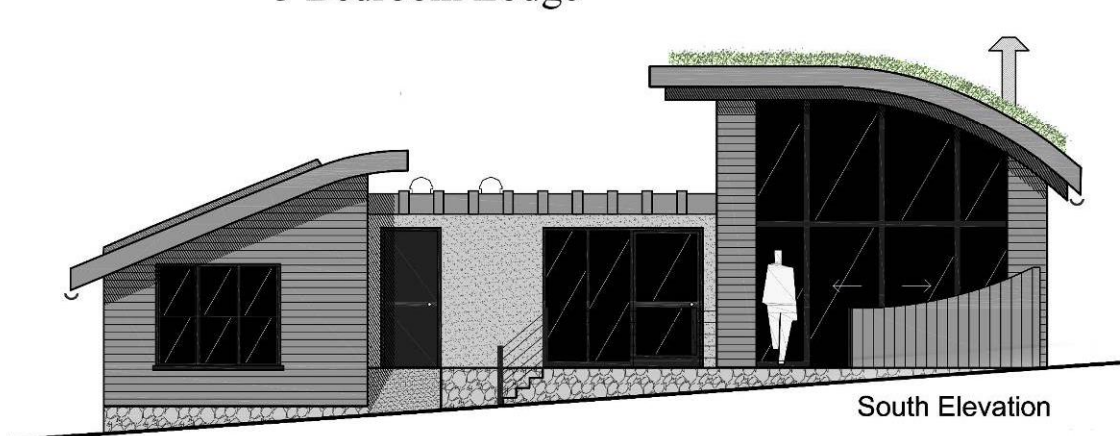
North Elevation

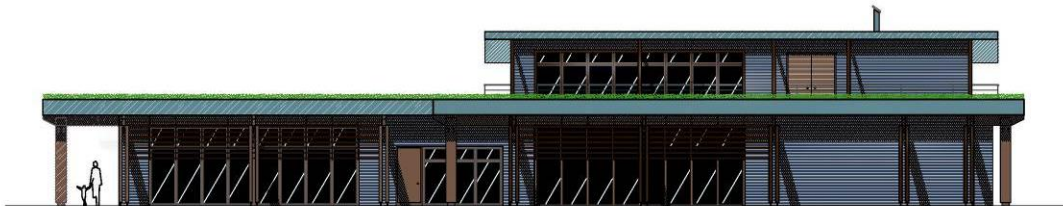
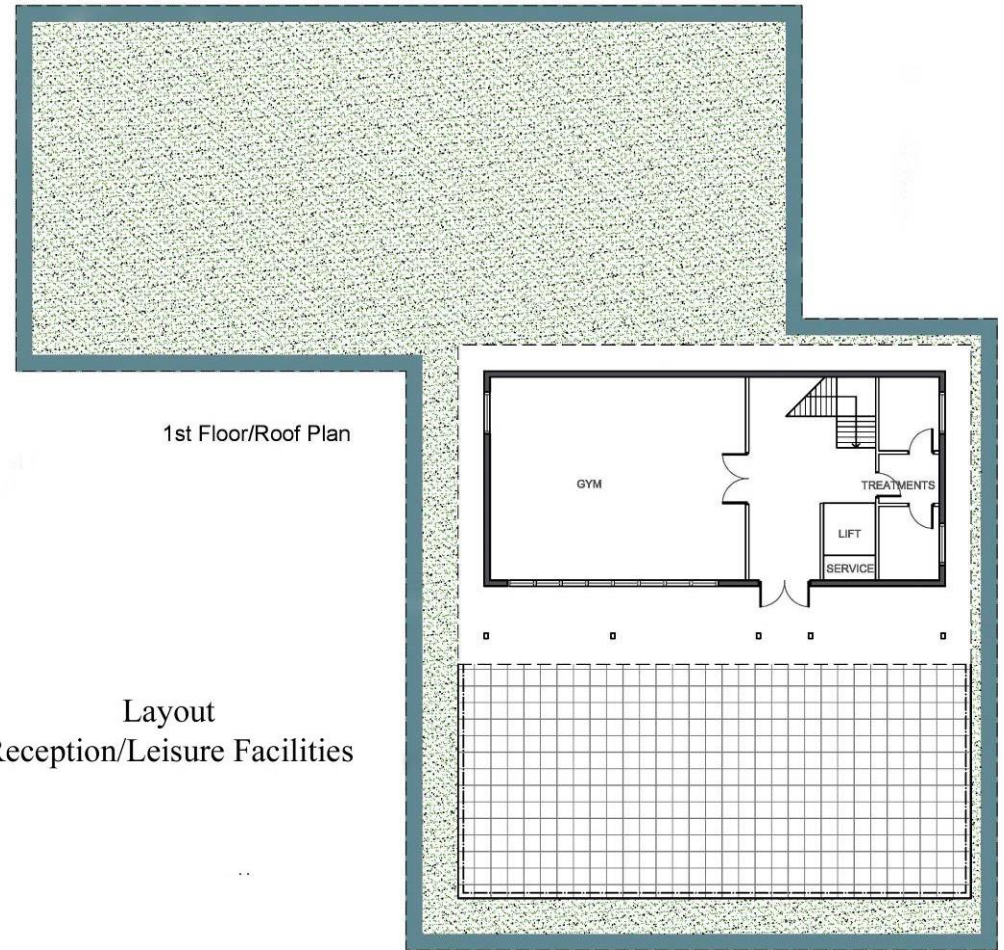
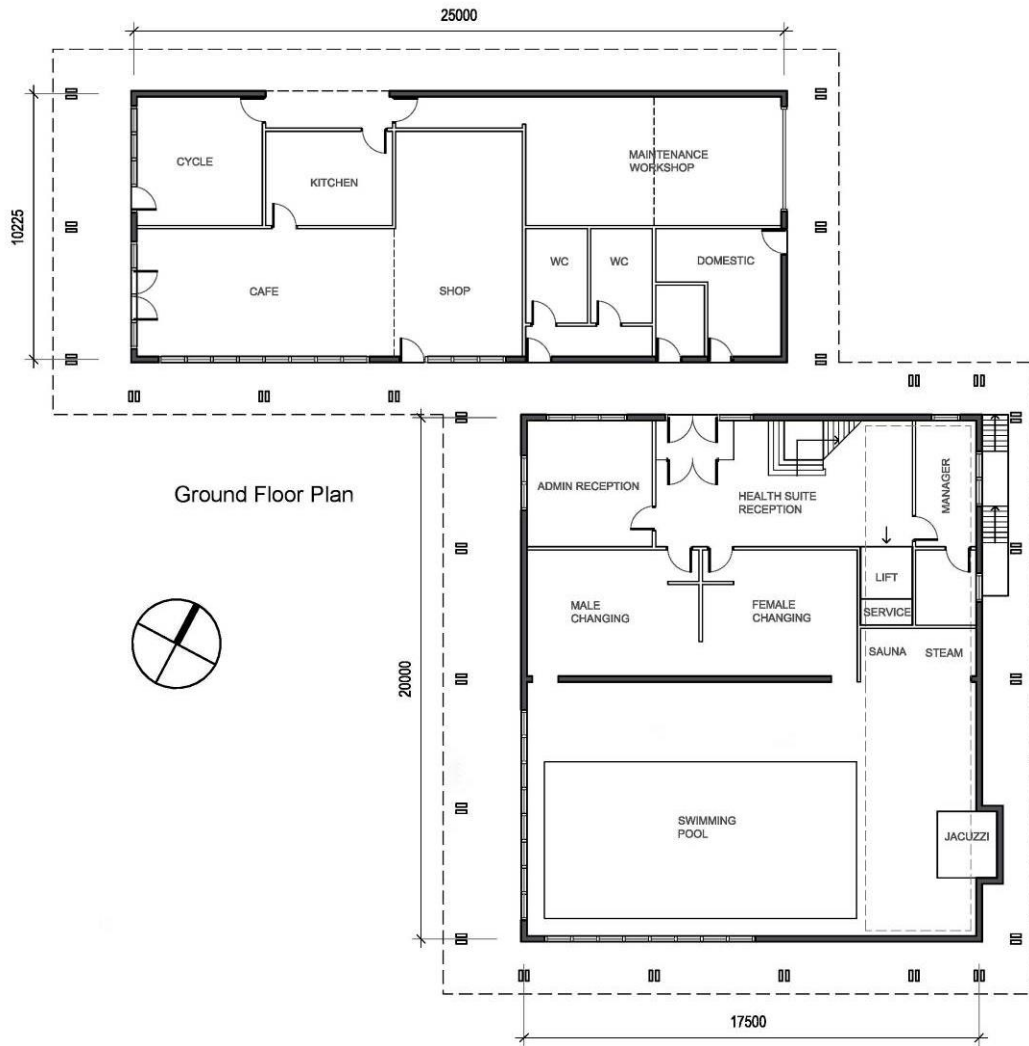


Layout
3 Bedroom Lodge

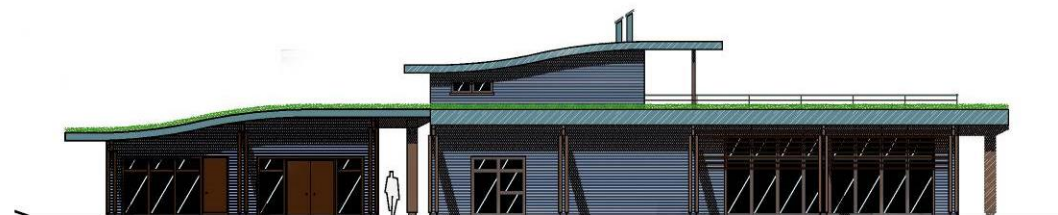


Layout
2 Bedroom Lodge

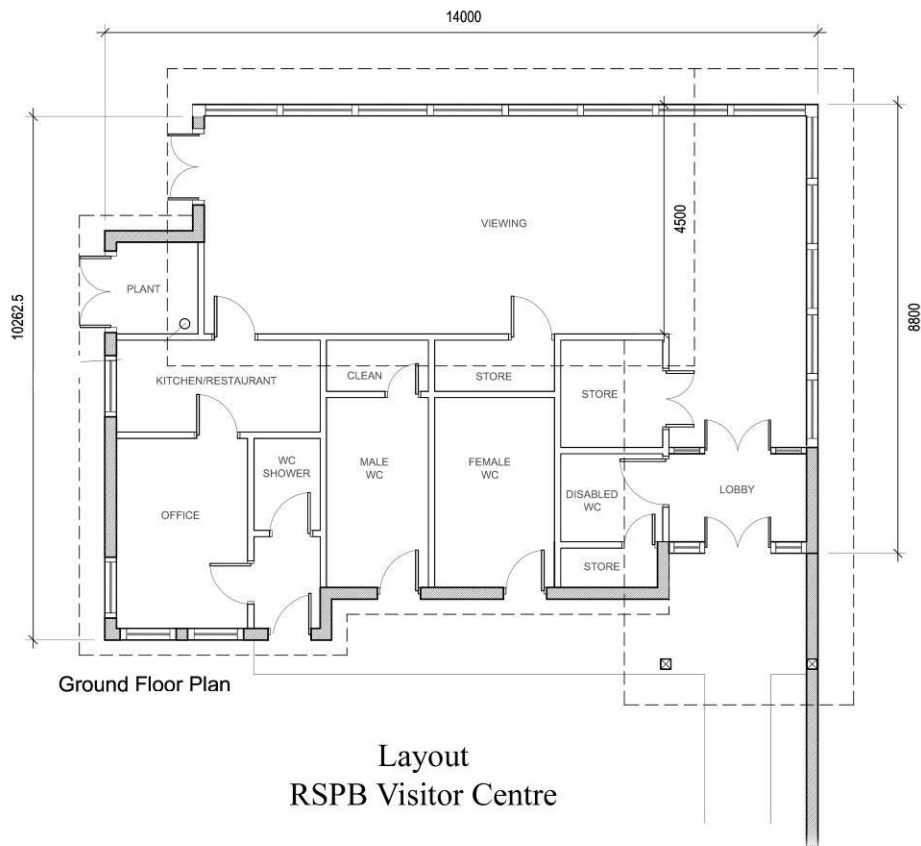




South-east Elevation



South-west Elevation

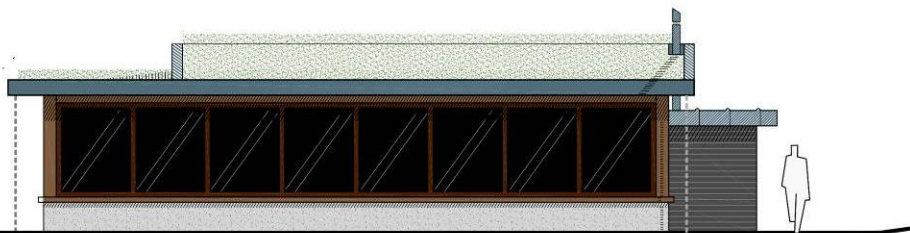


Ground Floor Plan

Layout
RSPB Visitor Centre



South Elevation



North Elevation

Planning

Detailed Planning was granted by Isle of Wight Council on 29/5/18. Application number P/01584/11. We understand this came into force on signing the section 106 agreement on 19/2/19.

The application shows a sustainable tourism and wetland enhancement project to include 60 holiday lodges, reception/health suite building, alterations to existing access, car parking, cycle and pedestrian routes and associated landscaping; outline planning application for RSPB visitor centre and storage barn. Full planning information as well as it being found on the council portal.

Local Authorities and Services

Isle of Wight Council 01983 821000. The buyer will need to make their own enquires regards the availability of services.

Proposal

The vision for the site is to provide a high quality, highly sustainable, eco lodge development that responds to its immediate surroundings and is in line with the aspirations of the tourism board in terms of attracting the right demographic and, stimulating local economic growth. The site will be part of a nature reserve complex, along with the RSPB land and will seek to benefit from the highly attractive vistas, walks and cycle ways that can be enhanced and created.

There is a clear business benefit of the continued close association with the RSPB. Not only will the landscape quality of the surrounding area help to underpin sales values and/or holiday lettings but we will also be able to gain clearly focused exposure in the RSPB member publications. There is opportunity to promote the destination in the RSPB membersø periodical magazine - this will give the developer immediate, focused and direct exposure to individuals who fit the demographic profile of identified buyers and holiday makers alike. It is our understanding that the RSPB has circa two million members worldwide.

One of the key elements that sets the proposed development apart from other island destinations is the ongoing ecological emphasis and management. The original business concept proposed that the Reception will not only hold keys and offer support services, but will also provide full laundry, maintenance and management support with members of staff shuttling around the site in electric vehicles. Bikes will be made available to hire on site. In addition to these measures focus will also be placed on the continued upkeep of the high quality landscape surroundings.

Local Amenities and Surrounding Area

The site is an ideal tourist destination being a short distance from the village of Brading which has most everyday needs as well as a station on the Island Line. To the East on the coast are the villages of St Helens and Bembridge with its harbour marina. To the south are Sandown and Shanklin with its golf courses and to the north is Ryde which has extensive facilities.

Directions

The land is located to the south of Carpenters Road opposite the Oasis retail unit. (PO36 0QA)



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