

SPENCE WILLARD
NEW HOMES & DEVELOPMENT



Land to the North of Station House, Station Road,
St. Helens, Isle of Wight, PO33 1YF

An exceptional opportunity to purchase a development site with full planning consent comprises 5 dwellings, offering extremely rare, expansive views toward an RSPB nature reserve, the River Yar and toward Culver Down.

VIEWING

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Full planning permission was granted, under reference 25/00779/FUL for 5 residential houses. The site, formerly paddocks adjoining the large now private house and estate of the former St Helens Station, extends to 1.45 acres and is bordered by mature trees. From its elevated position there are stunning views over Brading Nature Reserve and surrounding countryside.

The range of 5 proposed dwellings incorporate superb design and use of modern building materials and architectural characteristics to create spacious and attractive homes. Each house sits comfortably in substantial plots with plenty of open surrounding space and each achieving a unique outlook and special far-reaching views. The houses share one secluded access from Station Road and benefit from their own parking and for larger properties, a carport or garage.

St Helens Station

Steeped in history this property was constructed in 1877 and opened in 1882 as St Helens Station, where it formed an important role on the Island Railway Line for over 70 years with its prime location on the edge of the harbour between St Helens and Bembridge on the eastern coast of the island. Serving

Composition	SQM	SQFT	Estimated Gross Development Value
Plot 1			
2 Bedroom Semi-detached House	102	1,098	£400,000
Plot 2			
2 Bedroom Semi-detached House	102	1,098	£400,000
Plot 3			
4 Bedroom Detached House + Detached Garage	217	2,336	£850,000
Plot 4			
4 Bedroom Detached House + Detached Garage	201	2,164	£800,000
Plot 5			
3 Bedroom Detached Chalet + Attached Car Port	215	2,314	£825,000
			£3,275,000

as the main commercial docks on the island, both freight and passengers passed through the station until the Bembridge line was closed in 1953 and was purchased by the grandparents of the present-owning family a few years after.

Location

Ideally placed between St Helens Green and Bembridge, on the edge of the picturesque Bembridge Harbour, there is easy access to a variety of wonderful walks whether coastal along the causeway leading to the sand dunes of the Duver and the family-friendly beach or inland through the nature reserve and out towards the downs. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, an antiquarian bookshop, along with the country's largest village green. For boat lovers, there are moorings in the harbour, walking distance from the plot. Bembridge Harbour enjoys extensive mooring facilities and sailing clubs including Brading Haven Yacht Club (approx. 10min walk/4 min bike ride) and at Bembridge Sailing Club (approx. 30min walk/10min bike ride from the plot). Bembridge village has a further range of amenities including a coffee shop, butchers and farm shop. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approx. 3 miles away) as well as a number of good beaches, including Appley and Priory Bay.

Planning Permission

Planning application 25/00779/FUL has been approved on 3.03.2026 as follows: Proposed residential development comprises 5 dwellings, access road, garages, parking and landscaping.

Tenure

The property is offered freehold

Postcode

PO33 1YF

Viewings

All viewings will be strictly by prior arrangement with the joint sole selling agents Spence Willard.



Plot 1 & 2 - 2 Bedroom Semi-Detached House



Plot 3 - 4 Bedroom Detached House + Detached Garage



Plot 4 - 4 Bedroom Detached House + Detached Garage



Plot 5 - 3 Bedroom Detached Chalet + Attached Car Port



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Important Notice

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