



Extremely Rare Opportunity  
to purchase a consented  
development site off the  
coast of Plymouth



**DRAKE'S ISLAND**  
PLYMOUTH • DEVON

Carter Jonas

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



## Investment Summary

- Freehold 6.4 acre development opportunity located off the coast of Plymouth
- Historic fortified military island with a total of c. 30,000 sq ft of disused accommodation
- The island currently produces tourist generated income through several different streams
- Implemented planning permission for conversion to a 43 bed hotel
- Potential for further alternative uses
- Offered with full vacant possession
- Offers are invited for the Freehold interest



## Location

Drakes Island lies in the Plymouth Sound, the stretch of water which lies to the south of the city of Plymouth, Devon. Specifically, 500m from the mainland of Plymouth Harbour to its north and 1km from Cremyll to its east.

Access to Drakes island can be gained via multiple ferry points across Plymouth.



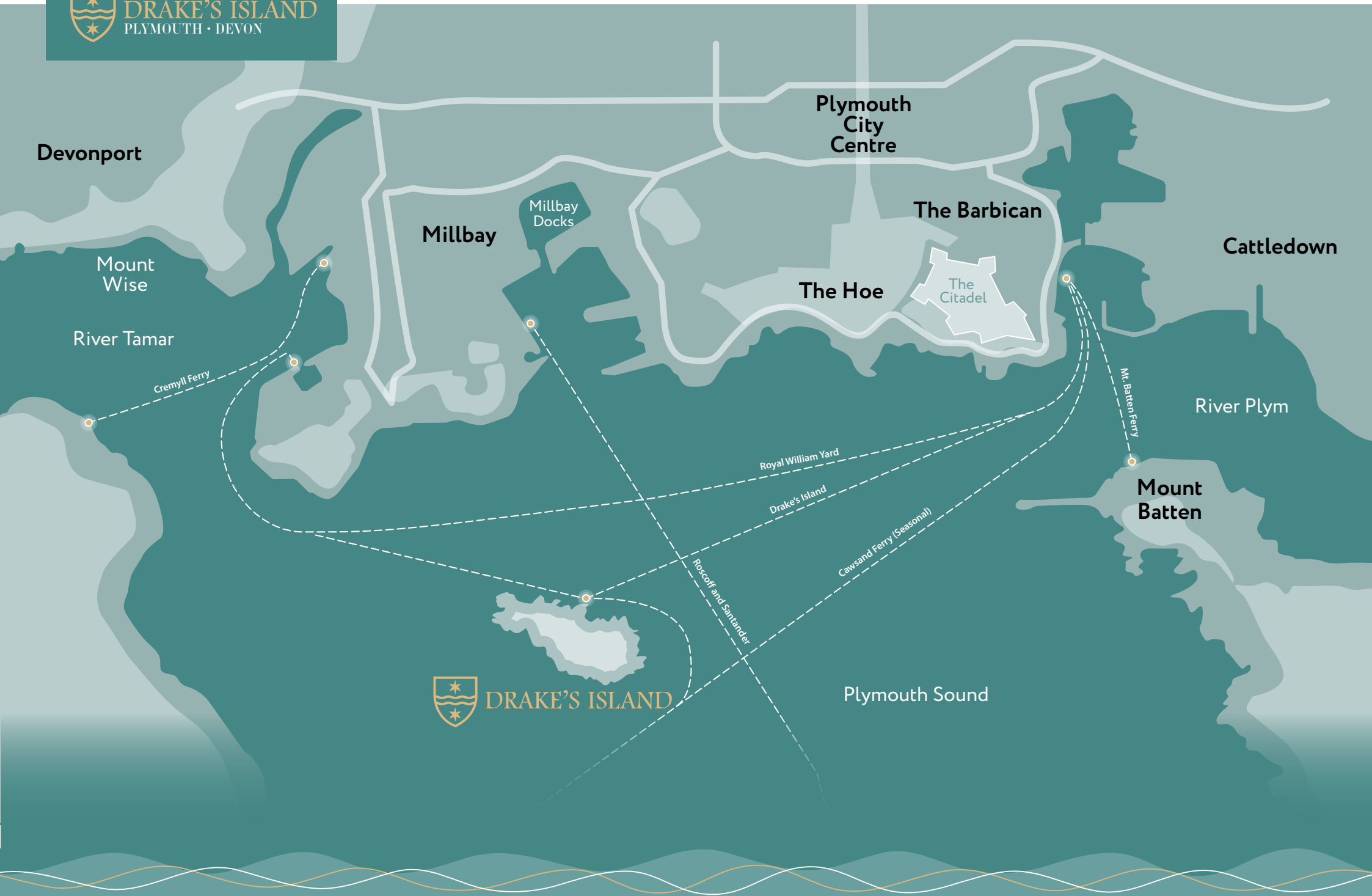
## Drakes Island

Several historical figures have departed from Drake's Island over the years as they left England to circumnavigate the world on journeys of discovery and adventure, including Sir Francis Drake, Captain J. Cook, and Charles Darwin.

In 1577 Sir Francis Drake left Plymouth to circumnavigate the world, returning in 1580 and being made Governor of Drake's Island (1583) by Elizabeth I.

It was at this time that the Island was first fortified to protect Plymouth to withstand the threats from Spain and France. This role continued right up till the second world war, seeing the Island handed back to the Duchy of Cornwall from the MoD in 1960's. A documentary featuring the island and detailing its history can be [viewed here](#).





# Plymouth

Plymouth is the largest conurbation in the southwest of England with a population of 264,700. The city provides approximately 110,300 jobs, and generates £5.03 Billion of economic output. Historically known as an essential defensive outpost, Plymouth is home to HM Naval base Davenport, notably, the largest Naval Base in Western Europe and is still vital to the UK's defence capability.

The city is home to three universities: Plymouth Marjon University, Arts University Plymouth and the University of Plymouth, with the latter alone contributing £444 million towards the national GDP. The University of Plymouth is well known for its marine technology, with the city accounting for 9.2% of England's entire marine industry.

The historic Barbican and Sutton Harbour are the heart of the city's heritage with cobbled streets, narrow lanes and more than 200 Listed Buildings. The main thoroughfare of Southside Street is home to the world-famous Plymouth Gin Distillery, as well as a mix of thriving antique stores, galleries, boutique shops and cafes.



# Connectivity



## ROAD

	DISTANCE	DURATION
Penzance	79.2 miles	1 hr 40 mins
Exeter	46.8 miles	1 hr
Bristol	121 miles	2 hrs 13 mins



## RAIL (From Plymouth train station)

	FREQUENCY	DURATION
Penzance	2 per hr	1 hr 55 mins
Exeter	2-3 per hr	1 hr 15 mins
Bristol	1-2 per hr	2 hrs
London	2 per hr	3 hrs 10 mins



## Description

The island totals 6.4 acres (2.6 hectares) and houses a mixture of disused fortifications and military accommodation built over hundreds of years having been fortified originally as a defence against the French and Spanish. It ceased being used for military purposes after WWII.

Stairs from the jetty lead up to the raised fortified area. The jetty which provides access to the island, is on a small beach on the north of the island. A further beach lies to the northwest of the island. The island's geology is made up of volcanic tuff and lava along with marine limestone.



## Accommodation

Fortified for over 400 years, the Island remained under the administration of the War Office, post WWII. There are various fortifications and tunnels around the island, ranging from battery's to ammunition stores. The built accommodation on the island totals 30,000 sq ft GIA.

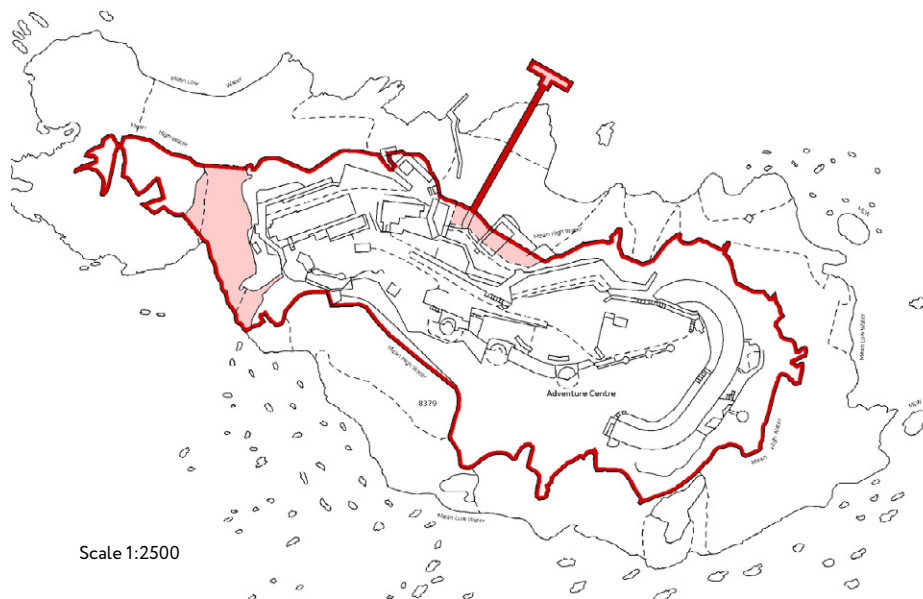
## Current Use

The island currently has a diverse income stream, guided tours, private tours, on site location filming, adventure days and theatre performances amongst many others. In total, these provided a gross income of c. £590,000 for the year 2023, illustrating the attractiveness and potential the island holds.

Tours include the heritage of the island and its historic infrastructure; the island's wildlife reserve which boasts of a rich, biodiverse antenrary that includes the protected 'Little Egrets', bees, butterflies, insects and mammals. Drake's Island is working with the National Marine Aquarium and Plymouth Sound National Marine Park to protect, preserve and educate on all areas of marine life around the island as it is situated in a marine conservation area.

## Tenure

Freehold (Title Number - DN368614). The Freehold boundary exists to the high water mark on the island, see below:



## Planning and Alternative Uses

Land at Drake's Island is allocated for heritage-led regeneration compatible with the natural and built heritage of the site, including the provision of a new hotel and associated visitor facilities and marine/natural environment-related research and development. The plans are centred around our committed desire to regenerate Drake's Island and inject a new lease of life into the existing historic buildings. The beauty and heritage of the resort lends itself to a best-in-class development to take full advantage of its outstanding position.

The Island benefits from extant planning consent, granted in 2020, for redevelopment for hotel use, subject to a variety of planning conditions and Section 106 obligation. Specifically, the proposal was for a 43 room hotel development including conversion of Grade II listed Island House, Barracks and Ablutions Blocks, Scheduled Ancient Monument casemated battery and landscaping, refurbishment of jetty and infrastructure works.

[Planning.plymouth.gov.uk](http://Planning.plymouth.gov.uk) -17/00336/FUL

**DRAKES ISLAND HAS MANY POTENTIAL ALTERNATIVE USES BEYOND THE CURRENTLY CONSENTED HOTEL USE, SUBJECT TO PLANNING**



## VAT

The property is registered for VAT

## AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

## Pricing

Offers are invited for the Freehold interest of Drakes Island



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## Further Information

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