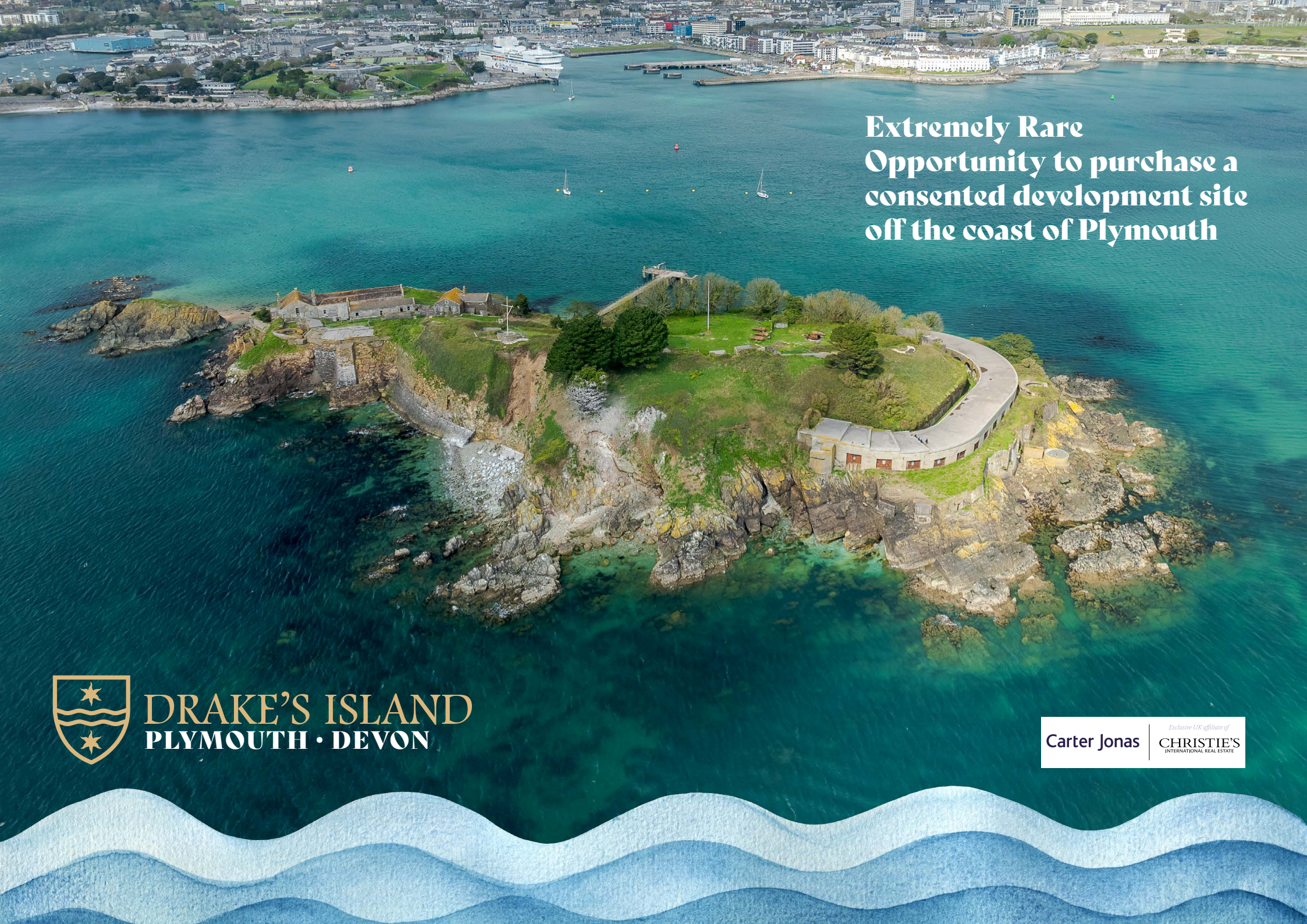




**Extremely Rare
Opportunity to purchase a
consented development site
off the coast of Plymouth**



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 has the potential to produce 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
- Carter Jonas are instructed by the Fixed Charge Receiver to seek offers in excess of £2,000,000 (Two Million Pounds) for the freehold interest in Drake's Island.



DRAKE'S ISLAND
PLYMOUTH • DEVON



Location

Drake's 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 Drake's island can be gained via multiple ferry points across Plymouth.



Drake's 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**.





DRAKE'S ISLAND
PLYMOUTH · DEVON

Devonport

Mount
Wise

River Tamar

Cremyll Ferry

Millbay

Millbay
Docks

**Plymouth
City
Centre**

The Barbican

The Hoe

The
Citadel

Cattledown

River Plym

**Mount
Batten**

Mt. Batten Ferry

Royal William Yard

Drake's Island

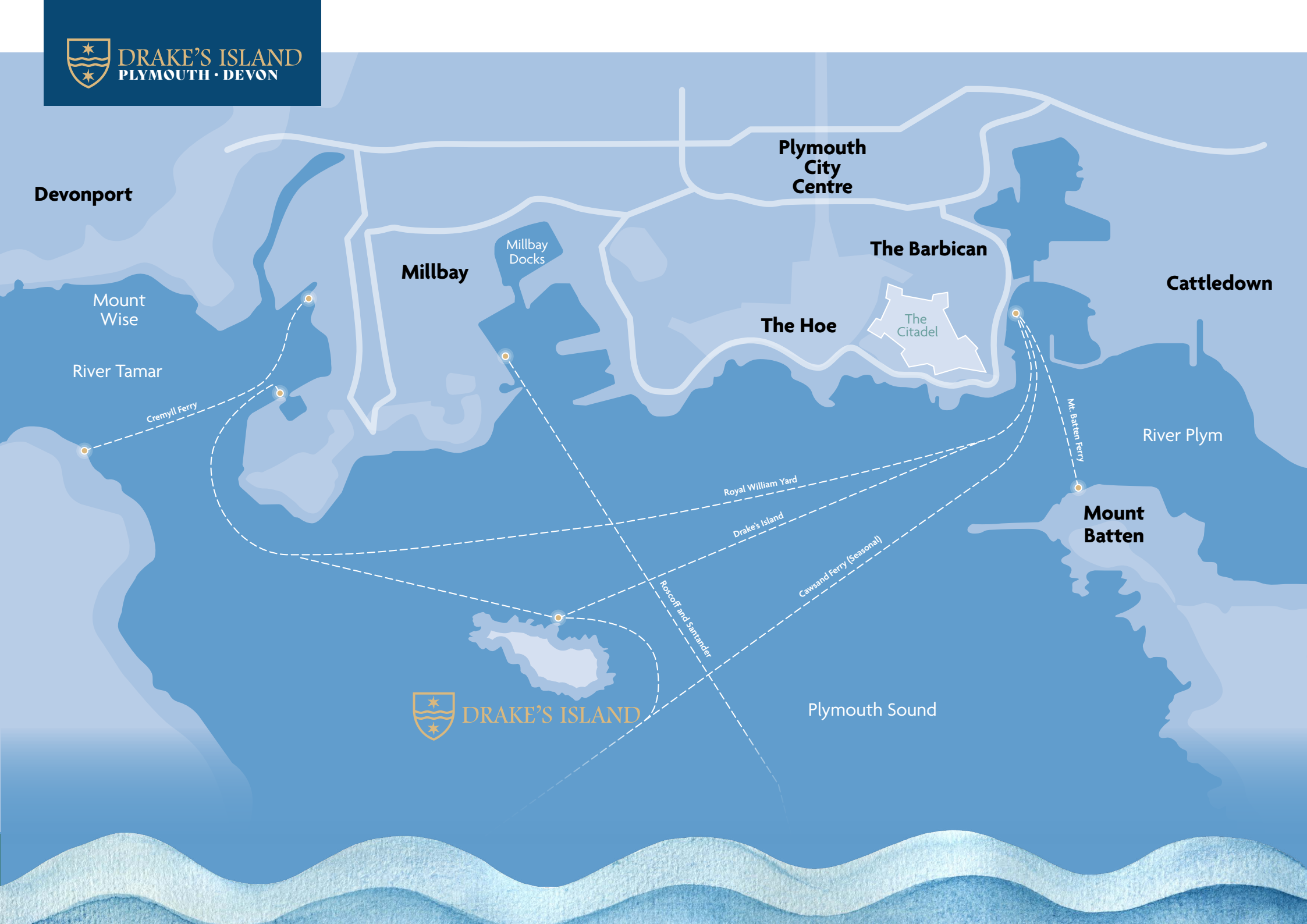
Cawsand Ferry (Seasonal)

Roscoff and Santander

Plymouth Sound



DRAKE'S ISLAND



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)

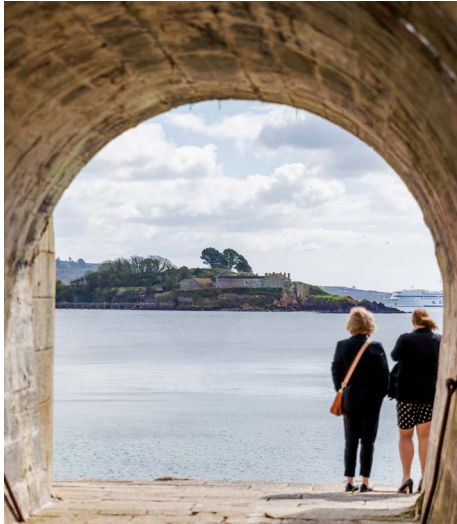
	FREQUENCY	DURATION
Penzance	2 per hr	1 hr 55 mins
Exeter	2-3 per hr	1 hr 15 mins
Bristol	1-2 per hr	2 hrs
London	2 per hr	3 hrs 10 mins



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

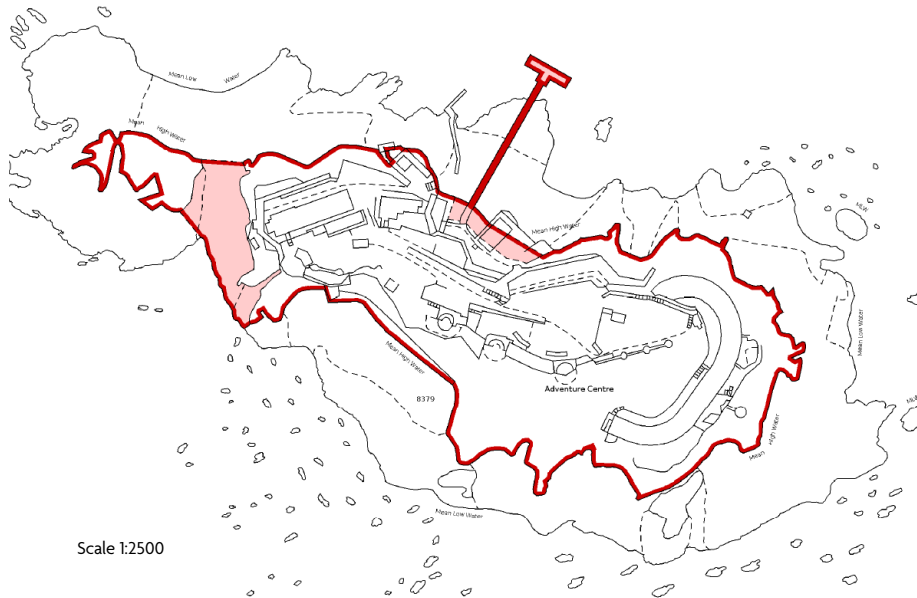
The island previously supported a diverse range of income-generating activities, including guided tours, private tours, on-site location filming, adventure days and theatre performances, among many others. Collectively, these activities generated a gross income of approximately £590,000 in 2023, demonstrating both the appeal of the island and its proven ability to attract visitors and commercial operators.

While the island is currently vacant, this historic performance highlights the significant opportunity for future owners to re-establish and expand a variety of revenue streams. The island's unique combination of heritage assets, natural environment and distinctive setting provides strong potential for tourism, education, leisure, events and commercial activities.

Previous tours showcased the island's rich history and historic infrastructure, alongside its wildlife reserve, which supported a diverse ecosystem including protected Little Egrets, bees, butterflies, insects and mammals. The island also benefited from collaborations with the National Marine Aquarium and Plymouth Sound National Marine Park, reflecting its importance within a marine conservation area and creating further opportunities for environmental, educational and visitor-focused initiatives.

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](https://planning.plymouth.gov.uk) -17/00336/FUL

DRAKE'S 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

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DRAKE'S ISLAND
PLYMOUTH · DEVON

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