

FOR SALE

**APPROVED DETACHED RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

UNDER CONSTRUCTION | 75.84 ACRES



OPENSHAW PLACE & SOWDEN COURT, NEWTONVILLE, ON



Offering at a Glance

Cushman & Wakefield National Capital Markets Group (“C&W” or “Cushman & Wakefield” or “Advisor”) is pleased to present to the market on behalf of TDB Restructuring Limited in their capacity as Court-appointed receiver (the “Receiver”), a 100% freehold interest in the 75.84 acre development site located at Openshaw Place & Sowden Court, Newtonville, Ontario (the “Property” or “Site”).

Located in Newtonville, the Property offers an approved estate residential development opportunity in a rural setting within East Durham. Just north of Highway 401 and with convenient access to Highways 35/115 and 418, the Site benefits from strong regional connectivity while remaining within easy reach of the amenities, services, and the employment base of Newcastle, Bowmanville, Oshawa, and surrounding markets.

Planning entitlements are in place to permit the rezoning and subdivision of the Property into 19 estate lots, primarily ranging from approximately 1.25 to 2.50 acre per lot and intended to accommodate detached homes of roughly 3,500 to 5,500 square feet on private services. The majority of the lots are in various states of construction completion, which is summarized further herein.

The Property is offered on an unpriced basis. Interested purchasers will be required to execute and submit the Receiver’s form of Confidentiality Agreement prior to receiving the information on the Property. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst and Mike Murray at the address provided within.



Opportunity Highlights



Prime East Durham Location

Located in Newtonville, a small rural community within Clarington, the Property offers a quiet estate residential setting while benefiting from excellent regional connectivity. Just north of Highway 401 and within convenient access of Highways 35/115 and 418, the Property provides efficient connections throughout Durham Region, the eastern GTA, and central Ontario, while remaining within reach of the broader employment, amenity, and service base of Newcastle, Bowmanville, Oshawa, and surrounding markets.



Regional Amenities

Residents of Newtonville benefit from access to a broad range of amenities within the surrounding Clarington market, with nearby Newcastle and Bowmanville serving as the area's primary service and commercial nodes. Newcastle offers convenient small-town amenities, including a historic village main street environment, community facilities, arena and library services, while Bowmanville provides a more extensive range of shopping, dining, healthcare, and civic amenities, including the Bowmanville Hospital and broader commercial services along its urban corridor. Beyond day-to-day needs, the broader municipality continues to invest in recreation and community infrastructure, including major new facilities in South Bowmanville, reinforcing Clarington's appeal as a growing family-oriented community. The planned Bowmanville GO Extension, which is intended to bring expanded Lakeshore East rail service further into Clarington will also improve the connectivity of the Site in the future.



Approved Development Under Construction

The Property has been advanced through the application process with the location municipality and has planning entitlements in place to permit the rezoning and subdivision of the Property into 19 lots. The approved lot configuration is primarily comprised of estate lots ranging from approximately 1.25 to 2.50 acres, intended to accommodate detached homes of roughly 3,500 to 5,500 square feet on private services, with additional longer-term upside associated with surplus lands on Lots 6 and 14, subject to existing environmental and agricultural constraints and future planning approvals. The subdivision is at a mixed stage of completion across the 19 lots, with early-stage work still required on roughly 8 lots.



Poised for Growth

Durham Region is the GTHA's fourth largest municipality and qualifies among Canada's fastest growing large municipalities. It is estimated that Durham will accommodate 16% of the Greater Toronto and Hamilton's population growth over the next 30 years and its population is forecasted to grow to 1.3 million residents. Clarington's long-term growth outlook is highly compelling, with the municipality's population projected to increase from approximately 113,500 residents in 2025 to an estimated 221,000 residents by 2051, representing growth of approximately 94.7% and reinforcing its emergence as one of the eastern GTA's key growth markets.



Property Details

PINs	266730379, 266730378, 266730377, 266730376, 266730375, 266730374, 266730373, 266730372, 266730371, 266730370, 266730369, 266730368, 266730367, 266730366, 266730365, 266730364, 266730363, 266730362, 266730361, 266730382, 266730381, 266730380, 266730384
Site Area Breakdown	Estate Lots Land- 31.29 ac Lot 6 Excess EPA Land - 13.53 ac Lot 14 Excess Agricultural Land - 31.02 ac Gross Site Area - 75.84 ac
Approved Number of Lots	19
Zoning	Residential (RE) Environmental Protection (EP-9) Agricultural (A)
Official Plan	Estate Residential Environmental Protection Area (EPA) and Watercourse
Existing Improvements	Mixed stage of construction status across 19 lots



Location Highlights

Newtonville | Clarington

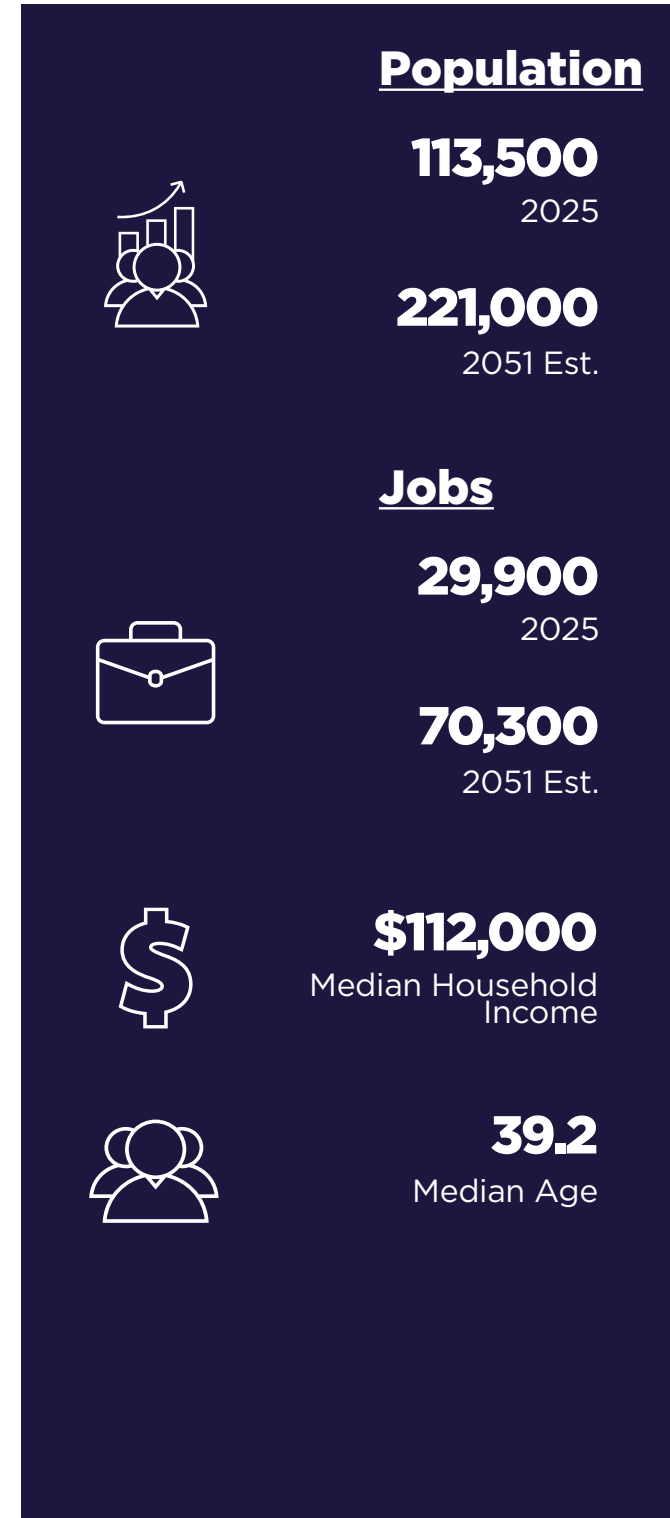
Newtonville is a small rural hamlet within the Municipality of Clarington in east Durham Region, offering a quiet, low-density setting while still benefiting from being located within the Greater Toronto Area. Locally, the community is characterized by a village-scale atmosphere, surrounding agricultural lands, and a residential environment that appeals to households seeking more space and a slower pace of living than is typically available in the western GTA. While Newtonville is smaller in scale, it is positioned within proximity to the service and commercial nodes of Newcastle and Bowmanville, where residents can access a broader range of retail, schools, community facilities, healthcare services, and day-to-day amenities. The surrounding Clarington market continues to evolve as a desirable eastern GTA growth area, supported by a combination of relative housing affordability, expanding infrastructure, and strong access to both employment and recreation throughout Durham Region.

From a transportation perspective, Newtonville benefits from excellent regional connectivity. The community is situated just north of Highway 401 and near the Highway 35/115 corridor, while also benefiting from proximity to Highway 418, which strengthens connections between Highway 401 and Highway 407 and improves access across the eastern GTA. Together, these routes provide efficient east-west movement across Durham Region and direct connections west toward Bowmanville, Oshawa, Whitby, Ajax, Pickering and Toronto, as well as east toward Port Hope, Cobourg and the broader Highway 401 corridor. Highway 35/115 also strengthens north-south connectivity to Peterborough and central Ontario, enhancing Newtonville's appeal for commuters, logistics users, and businesses requiring efficient access to multiple regional markets. This highway access is a major locational advantage, allowing residents and employers to enjoy a more rural setting without sacrificing connectivity to the economic base of the eastern GTA.

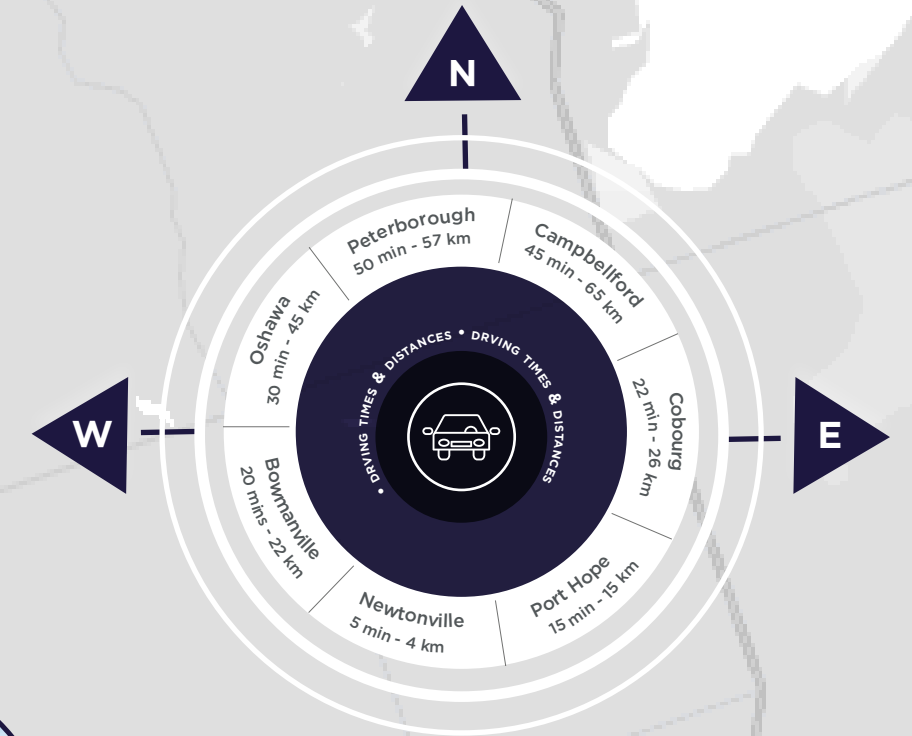
Although Newtonville is not directly served by GO rail today, the area benefits from access to the broader Durham transit network and regional commuter infrastructure. GO bus connections currently link Bowmanville and Oshawa GO Station, while the planned Bowmanville GO Extension is intended to bring expanded rail service further east into Clarington through new stations in Courtice and Bowmanville. Over time, this investment is expected to improve regional connectivity, strengthen commuter access to Toronto and the western GTA, and further support growth throughout Clarington. For longer-distance travel, Oshawa functions as the nearest major regional rail hub, offering both GO and VIA Rail connectivity.

Newtonville also benefits from being situated within one of eastern Ontario's more important emerging employment corridors. Clarington is home to several major institutional and industrial employers, most notably Ontario Power Generation and the Darlington nuclear site, which is also being advanced as a major clean energy and small modular reactor hub. Other significant employers in the municipality include Lakeridge Health Bowmanville, and the broader Clarington economy is supported by manufacturing, agriculture, logistics, and expanding clean energy activity. These employment anchors help reinforce the municipality's economic base and provide an important source of jobs within a reasonable commuting distance of Newtonville. As Clarington continues to plan for employment lands, transit-oriented growth, and major infrastructure investments, smaller communities such as Newtonville stand to benefit from their position within a municipality that is increasingly important to Durham Region's long-term growth outlook.

Demographics



WITHIN A 15 MINUTE DRIVE



Land Use Policy Context

POLICY	DESIGNATION	COMMENTS
Official Plan	Estate Residential	<p>The Estate Residential designation permits only single detached dwellings and home-based occupations and does not allow denser housing forms such as townhouses. No new Estate Residential areas are permitted, and only those areas previously approved are recognized.</p> <p>Approved Estate Residential areas must not exceed the number of residential units originally approved. Development must avoid negative impacts on the natural heritage system, generally provide large lot sizes between 0.6 and 1.0 hectares, and be serviced by an internal road network with a minimum of two access points, without direct access to freeways or Type A arterial roads. Once an Estate Residential subdivision is registered, no additional lot severances are permitted.</p> <p>Estate Residential development is to be serviced by private drilled wells and private sewage disposal systems. Where municipal or communal services are available, new development is required to connect to these systems, subject to capacity, feasibility, service sequencing, and financing considerations.</p>
	Environmental Protection Area and Watercourse	<p>Environmental Protection Areas represent the most significant components of the Municipality’s natural environment and are intended to be preserved and protected from the impacts of human activity. These areas include natural heritage features, hydrologically sensitive features, and lands within regulatory floodplains. Outside of Urban and Rural Settlement Areas, Environmental Protection Areas include a 30-metre vegetation protection zone surrounding the natural heritage system and hydrologically sensitive features.</p>
	Greenbelt Area Boundary - Natural Heritage System	<p>The Greenbelt Natural Heritage System is identified in the Municipality of Clarington Official Plan. Development and site alterations within the Greenbelt Natural Heritage System are subject to the policies in the Greenbelt Plan. The approved development concept has considerations of the natural heritage system and was considered when approving the development.</p>

POLICY	DESIGNATION	COMMENTS
Zoning	Residential (RE)	<p>Within a Residential Estate (RE) Zone, no land, building, or structure may be used, erected, or altered except as specifically permitted. Permitted residential uses are limited to a single detached dwelling. The minimum required lot area is 4,800 square metres (51,667 sf) and the minimum required lot frontage is 30 metres (98.4 ft)</p>
	Environmental Protection (EP-9)	<p>Lands zoned Environmental Protection Exception (EP-9) may only be used for conservation-related purposes. Permitted uses include conservation activities, bird sanctuaries, wildlife reserves, and other similar uses that support the preservation of the natural environment, as well as flood and erosion control works.</p>
	Agricultural (A)	<p>Within the Agricultural (A) Zone, no land, building, or structure may be used, erected, or altered except as specifically permitted. Residential uses are limited to one single detached dwelling. One additional single detached dwelling is permitted where it is occupied by persons employed on the lot and where the lot has a minimum area of 20 hectares.</p>



Approved Development Concept

The subject Property has received all required approvals through the planning entitlement process to rezone and subdivide the subject Property, resulting in a total of 19 development lots. The lots generally range in size from approximately 1.25 acres to 2.50 acres, with the exception of two larger lots measuring 15.03 acres (Lot 6) and 32.52 acres (Lot 14). Lots 6 and 14 each contain approximately 1.0 to 1.5 acres of developable area. The remaining approximately 14 acres on Lot 6 are designated Environmental Protection and are subject to restrictive development limitations. The remaining approximately 31 acres on Lot 14 are designated Agricultural and will require the future owner to undertake the planning entitlement process to permit redevelopment of these lands. C&W has assumed that a future purchaser of the subject Property would subdivide the excess agricultural lands. All lots are intended to accommodate estate residential dwellings, with home sizes ranging from approximately 3,500 to 5,500 square feet. The lands will be serviced by private servicing.

Servicing

The Subdivision Agreement confirms that the proposed development is to be serviced by private systems, including septic and well services. The applicable zoning permits only single detached dwellings, each requiring a minimum lot size of 1.18 acres. While limited municipal water supply infrastructure exists within Newtonville, it does not extend to the subject Site, as the lands are located outside the Hamlet boundary.



Approved Plan of Subdivision



Project Status

The subdivision is at a mixed stage of completion across the 19 lots, with early-stage work still dominating the inventory. Five lots have not commenced, three lots are at foundation-only, and two lots are in framing (30%). Active construction is concentrated in five lots in late construction (roughly 40%–60% complete), while one model home is the most advanced at approximately 85% complete and three additional homes are nearing completion (about 60%–65%). Servicing has progressed in parallel, with wells drilled on a subset of lots and septic systems installed on approximately half of the lots.

Lot #	Gross Lot Size	House Size	Construction Status	Well Drilled	Septic Installed
1	1.45 ac	4,042 sf	Not Commenced - 0%	X	-
2	1.37 ac	3,959 sf	Not Commenced - 0%	-	-
3	1.41 ac	3,961 sf	Late Construction - 60%	X	X
4	1.46 ac	4,001 sf	Model Home - 85%	X	X
5	1.45 ac	4,013 sf	Framing Stage - 30%	-	X
6	15.03 ac	5,487 sf	Not Commenced - 0%	-	-
7	2.65 ac	5,000 sf	Not Commenced - 0%	-	X
8	2.31 ac	4,009 sf	Framing Stage - 30%	-	X
9	2.41 ac	4,004 sf	Late Construction - 40%	-	-
10	2.38 ac	4,001 sf	Late Construction - 45%	-	-
11	1.59 ac	3,959 sf	Foundation Only - 10%	-	-
12	1.25 ac	4,014 sf	Foundation Only - 10%	-	-
13	1.54 ac	3,987 sf	Foundation Only - 10%	-	-
14	32.52 ac	-	Not Commenced - 0%	-	-
15	1.24 ac	4,004 sf	Late Construction - 50%	-	X
16	1.36 ac	4,119 sf	Late Construction - 55%	-	X
17	1.42 ac	4,004 sf	Near Completion - 60%	X	X
18	1.54 ac	3,982 sf	Near Completion - 65%	X	X
19	1.46 ac	3,961 sf	Near Completion - 65%	X	X

FOUNDATION STAGE



FRAMING STAGE



LATE CONSTRUCTION



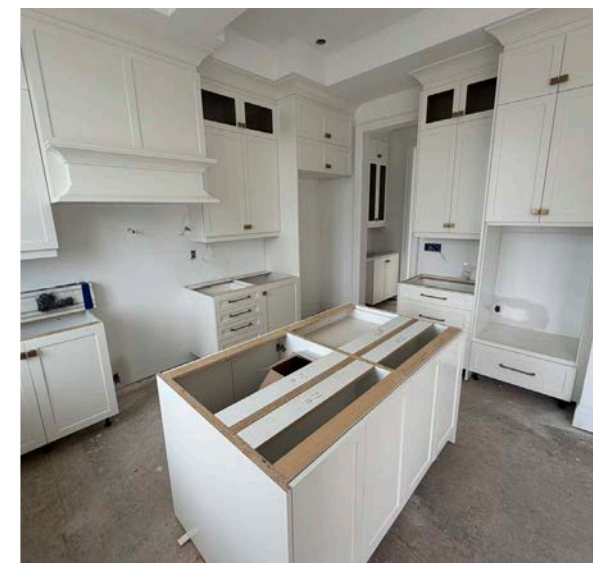
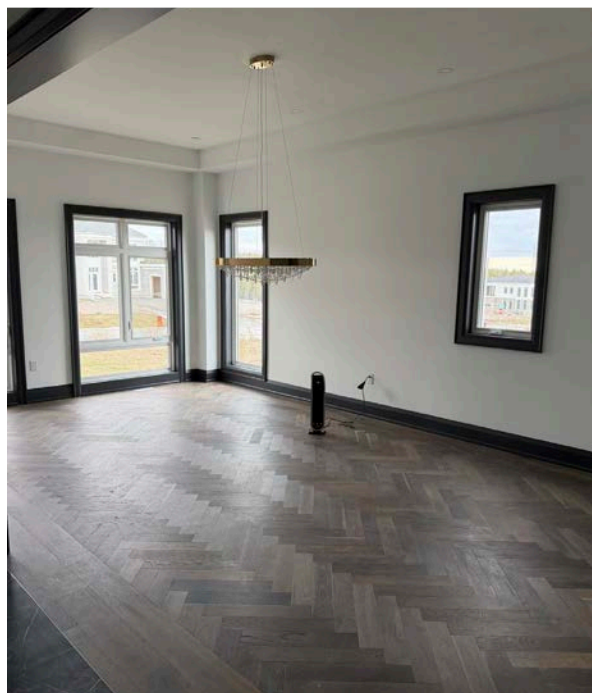
NEAR COMPLETION



MODEL HOME








Project Photos - Model Suite



Market Context

According to the Central Lakes Association of Realtors, Durham Region recorded 365 sales in February, down 4.5% month-over-month from January's 382 sales. Meanwhile, the average home price in Durham was \$859,846, up 4.7% compared to January. Durham is also currently the fastest moving market for listings within the GTA, with the lowest average days on market.

Within the Clarington community, Rural Clarington (including Newtonville) has the second highest average sale price of \$1,114,923 and an average of 31 days on the market. However, the premium estate lots and luxury homes contemplated at the subject Property are expected to occupy a distinct position within the local housing market, appealing to a more affluent buyer profile than that reflected by average detached home pricing in the area. In this context, the following table highlights a selection of recent resale estate home transactions that achieved sale prices materially above prevailing detached market averages:

	Project	Date	Price	Size	BR/WR	Land Size
	500 Lakebreeze Drive, Clarington	03/16/2026	\$1,625,000	3,805 sf	4+1 / 5	0.12 ac
	4588 Paynes Cres, Newtonville	03/02/2026	\$1,475,000	3,700 sf	3+3 / 5	1.15 ac
	5947 Main St, Orono	11/14/2025	\$1,799,900	4,257 sf	4+1 / 5	0.53 ac
	63 Charles Tilley Cres, Newtonville	10/21/2025	\$1,650,000	3,177 sf	2+2 / 4	0.60 ac
	79 Charles Tilley Cres, Newtonville	6/26/2025	\$1,975,000	3,302 sf	6+3 / 7	1.00 ac



Submission Guidelines

Interested parties will be required to execute and submit the Receiver's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Property which may be accessed by an online data room. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the Advisor's at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

Contact

DAN ROGERS**

Executive Vice President
+1 416 359 2352
dan.rogers@cushwake.com

JEFF LEVER*

Executive Vice President
+1 416 359 2492
jeff.lever@cushwake.com

REILLY HAYHURST*

Senior Associate
+1 416 359 2429
reilly.hayhurst@cushwake.com

MIKE MURRAY*

Senior Associate
+1 416 359 2669
mike.murray@cushwake.com

HIBA HUSSAIN

Urban Planner
+1 416 359 2567
hiba.hussain@cushwake.com

ANGLEE SAHOTA

Transaction Coordinator
+1 416 359 2509
anglee.sahota@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
cushmanwakefield.com

