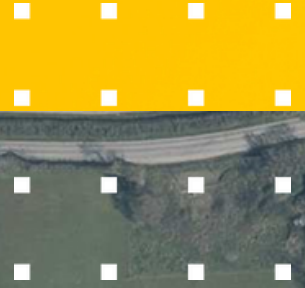


The Works

OKEFORD FITZPAINE, BLANDFORD FORUM, DT11 0RB

Brownfield Residential Development Opportunity

c.7.05 acres with Outline Planning Permission for 47 market dwellings, subject to conditions and completion of a Section 106 Agreement





KEY HIGHLIGHTS

- The Property extends to c. 2.58 hectares (7.05 acres)
- Outline Planning Permission granted to demolish existing industrial buildings and erect 47 market dwellings, subject to the completion of a Section 106 Agreement
- Offers are invited on both, an unconditional and/or conditional basis.
- **Bid Deadline:** 12 noon on Friday 12th April 2024.

THE PROPERTY

The Property extends to c. 2.58 hectares (7.05 acres) and is situated in a rural setting in North Dorset, broadly equidistant between Okeford Fitzpaine and Shillingstone. (See map right).

Outline Planning Permission granted to demolish existing industrial buildings and erect 47 market dwellings, subject to completion of a Section 106 Agreement (Outline Application to determine access only).

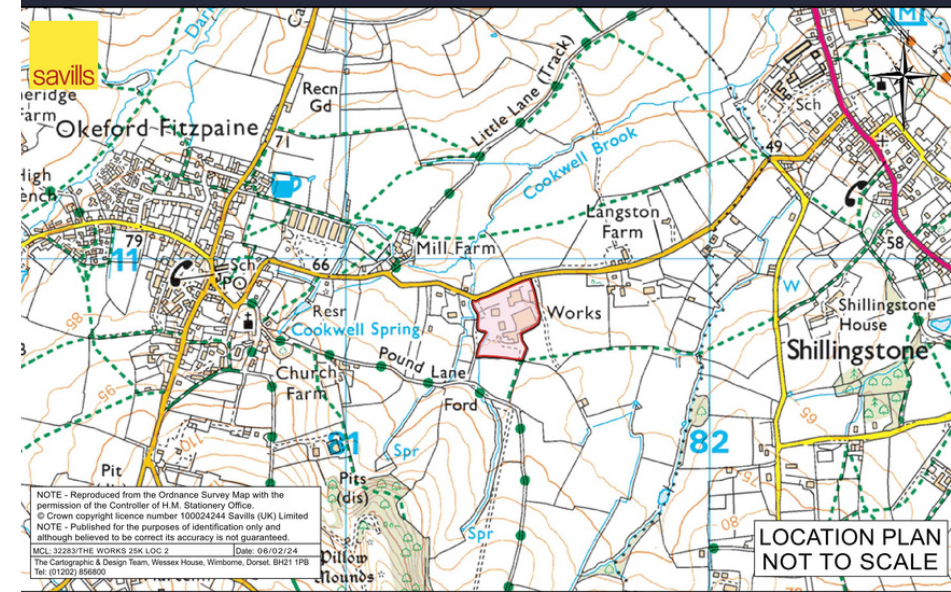
The Property comprises former commercial premises with two vehicular access points off Shillingstone Lane.

The existing buildings extend to a total of 5,854 sqm (63,000 sq ft) and comprise a range of industrial sheds and temporary porta cabins of varying size, age, and condition. The buildings have been vacant for several years.

Vacant Building Credit equal to 5,854 sqm (63,000 sq ft) were applied to the planning application. Consequently, this outline planning permission will not require the provision of Affordable Housing due to the proposed floorspace being less than the existing.

There is an area of hardstanding which runs throughout the Property.

The Property is bounded by Shillingstone Lane to the north and agricultural land to the east and west. The southern boundary of the Property is adjacent to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (ANOB).





LOCATION

The Property is located on the outskirts of Okeford Fitzpaine, a village that provides a shop, post office, pub and church. The Property lies on Shillingstone Lane, which connects the village to Shillingstone at the junction with the A357 (1 km to the east).

The A357 runs in a southeast to northwest direction and connects the nearby towns of Blandford and Sturminster Newton to the A303 to the north. These are the nearest major towns, and both provide a wide range of local amenities and schools including Bryanston, Clayesmore and Sturminster Newton High School.



PLANNING

The Property falls within the jurisdiction of Dorset Council and has been subject to previous planning applications.

In 2021, an outline planning application for 70 dwellings was submitted to Dorset Council under planning application reference no: P/OUT/2021/01720. This application was refused on 1st April 2022.

An outline planning application was subsequently submitted to Dorset Council on 22nd July 2022 under planning application reference number: P/OUT/2022/04243 to:

“Demolish existing industrial buildings and erect 47 dwellings (outline application to determine access only)”

An indicative masterplan was submitted with this application. A copy of this indicative masterplan is provided herewith.

Dorset Council resolved to approve this application on the 24th October 2023, subject to completion of a Section 106 Agreement. The proposed Section 106 Agreement requires financial contributions equal to £688,081, plus indexation, to be paid towards Education, Public Open Space and Leisure facilities, amongst other things.

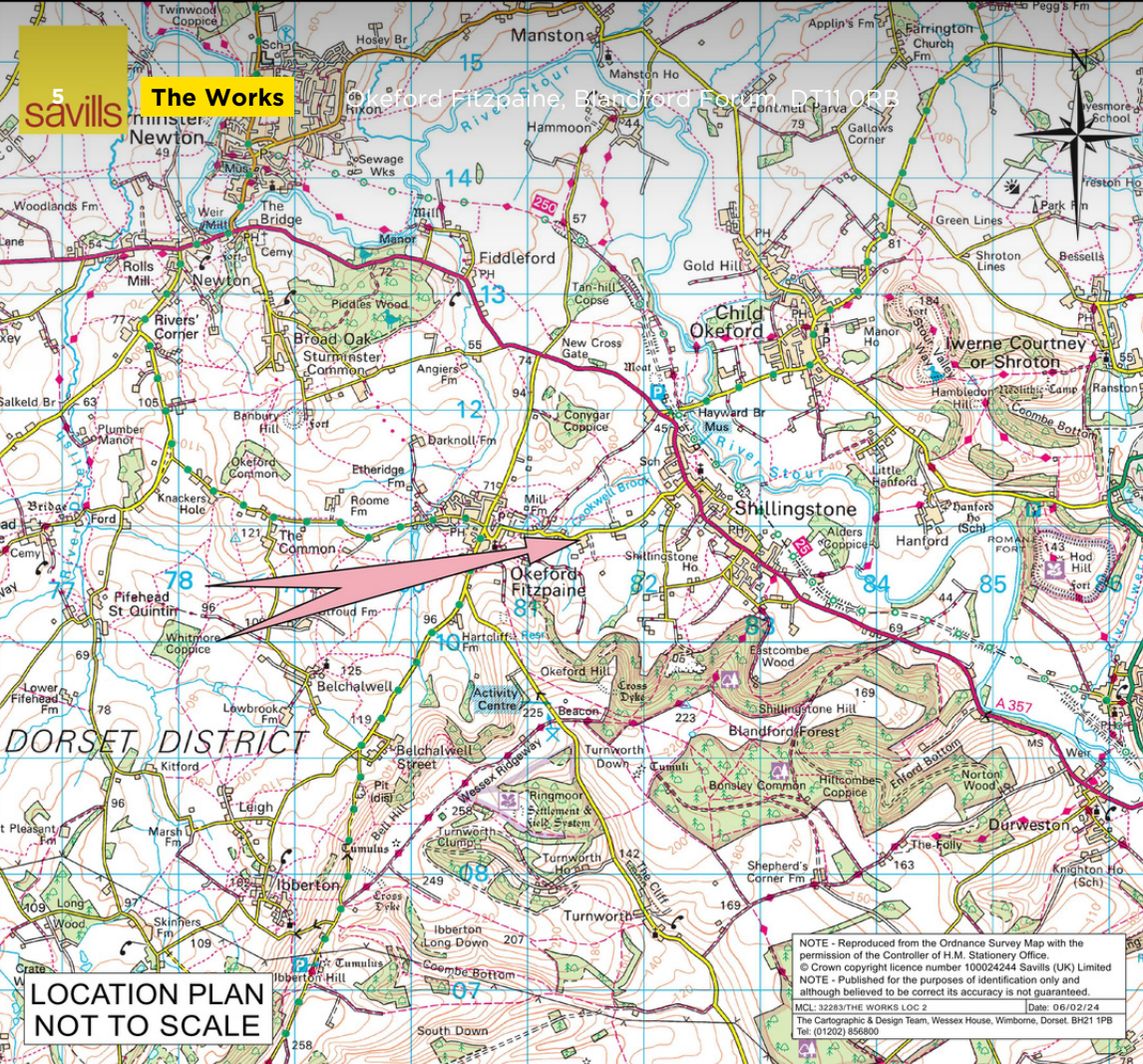
Reflecting the Brownfield nature of the Property, Vacant Building Credit equal to the existing 5,854 sqm (63,000 sq ft) was applied to the planning application.

Consequently, the proposed development will not be required to provide Affordable Housing, i.e. the proposed floorspace is less than the existing.



5 savills

The Works



LOCATION PLAN NOT TO SCALE

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 MCL 32283/THE WORKS LOC 2 Date: 06/02/24
 The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB
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LEGAL

The Property is held under two Freehold Land Registry Titles, as follows:

- Title No. DT324626: land at Okeford Fitzpaine, Blandford Forum.
- Title No. DT324627: The Works, Shillingstone Lane, Okeford Fitzpaine, Blandford Forum.

VAT

VAT will not be chargeable on the purchase price.

MARKETING INFORMATION PACK

A Marketing Information Pack containing detailed information relating to the Property, including planning, legal and technical information, is available upon request. This information is provided on a non-reliance basis.

VIEWINGS

All viewings are to be coordinated via Savills. Should you wish to view the Property please contact Toby Drax.

Prior to viewing, interested parties are advised to review the Marketing Information Pack and discuss any matters which are likely to affect their interest in the Property.

Access onto the Property outside of specified times is prohibited.

CONTACT

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