

INDUSTRIAL, RETAIL AND OPEN STORAGE LAND

Salisbury Road, Shaftesbury, Dorset, SP7 8PT



Site boundary for indicative purposes only

Key Highlights

- Site area of 2.1 acres (0.84984 ha)
- Development opportunity for various uses
- Freehold offers invited on a unconditional and conditional basis
- Flexible commercial uses to include a combination of light industrial, general industrial, ancillary retail or builders merchants / open storage

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Executive Summary

This commercial site is located on Salisbury Road, Dorset, strategically positioned south of the A30 and east of Shaftesbury. It presents an exceptional opportunity for business ventures due to its prime location near major transportation routes, including the A30, which makes it easily accessible.

Situation

Shaftesbury is a market town located in North Dorset, situated on the A30 road, about 20 miles (32 kilometres) west of Salisbury and near the border with Wiltshire. The town's hilltop location has led to its limited growth except towards the east, where it has expanded on flat plateau land. Shaftesbury is the only significant hilltop settlement in the county of Dorset, located approximately 215 meters above sea level.

Additionally, it is one of England's highest towns situated on a greensand hill, on the edge of Cranborne Chase.

According to recent data, the town has a total of 4,128 households, which are home to a population of 4,298 residents who are currently employed. These figures demonstrate that Shaftesbury is a thriving community with a strong economy. Shaftesbury's picturesque location and rich history make it a popular tourist destination, with visitors frequenting from all over the world to enjoy its beauty and cultural heritage.

Persimmon Homes is currently building 55 new homes at 2 Melbury Beacon View, off Higher Blandford Road. Also South of the site there is a future planned residential development of 115 homes by Persimmon Homes. The application for residential development is currently pending and can be referred to as P/RES/2023/05407.

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Description

The commercial site is spread across one parcel of land, totalling approximately of 2.1 acres (0.84984 ha). The site approved for 30 light industrial, general industrial, ancillary retail or builders merchants units with 102 car parking spaces. The plot is surrounded by residential properties on the north and west sides, as well as the commercial retail land (also being marketed by Savills), while the south and west of the site is the future development of 115 houses this also includes a new primary school.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site in question has been granted outline planning permission as part of a wider scheme under application number 2/2018/1773/OUT. The consent allows for the development of land by erecting up to 135 dwelling units, starter units for industries, a primary school, flexible commercial uses including a combination of a hotel and non-food retail or residential care home, modification of vehicular access, formation of car parking, sports pitches, public open space, and associated works. This application was submitted to determine access to the site.

Services

We are advised all mains services are available to the edge of site.

Price

Offers invited unconditionally and subject to planning. Bid deadline for all offers is **5pm Friday 23 February 2024**.

Local Authority

Dorset Council - www.dorsetcouncil.gov.uk

EPC

The site is currently vacant and therefore an EPC not applicable.

VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

Viewing

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

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