

An aerial photograph of a residential area in Shaftesbury, Dorset. A large, irregularly shaped plot of land is outlined in yellow, indicating a development opportunity. The plot is currently vacant and appears to be a former industrial or commercial site, with some debris and overgrown vegetation. To the left of the plot, there are several large, multi-story houses with red-tiled roofs and grey walls. To the right, there is a smaller building under construction, surrounded by scaffolding. The background shows a mix of residential houses and green fields, with a road visible in the distance.

FORMER ATS EUROMASTER GARAGE SITE

NEW ROAD, SHAFTESBURY, DORSET, SP7 8QH

DEVELOPMENT OPPORTUNITY – GUIDE PRICE £1,350,000

savills



DEVELOPMENT HIGHLIGHTS:

- Freehold available
- Site area of 0.7096 acres (0.2872 ha)
- Town centre location
- Planning permission granted (P/FUL/2021/01338) for 24 unit scheme - 9 houses and 15 apartments
- No affordable or CIL to pay
- Guide Price £1,350,000

LOCATION

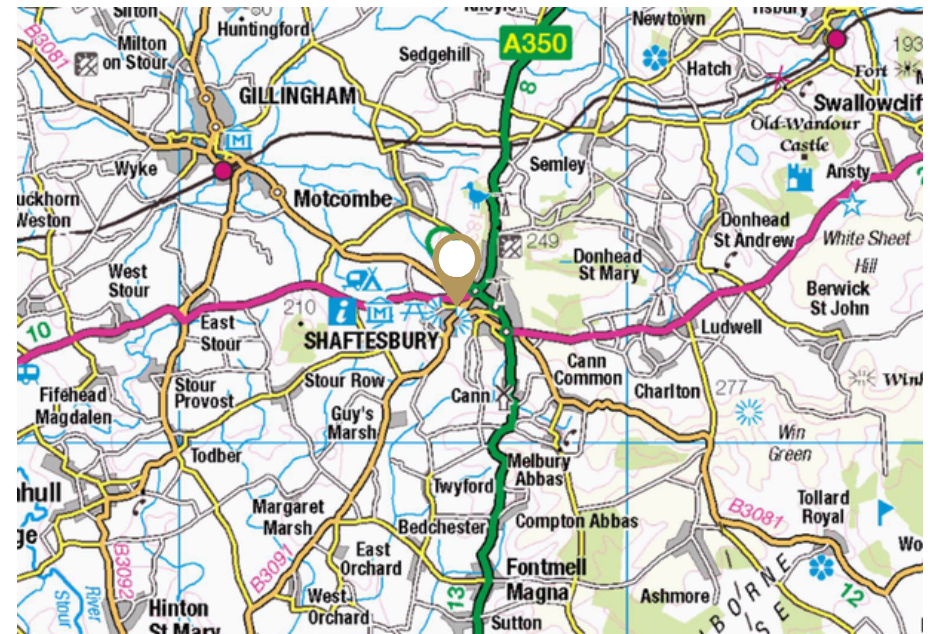
The site is located in a prominent position on New Road at the junction with Bleke Street to the north of Shaftesbury, Dorset.

Shaftesbury lies on the A30 road 20 miles (32 kilometers) west of Salisbury, near the border with Wiltshire.

It is the only significant hilltop settlement in the county of Dorset, being about 215 meters (feet) above sea level on a greensand hill on the edge of Cranbourne Chase.

The town overlooks Blackmore Vale, part of the River Stour basin. The immediate vicinity of the site is predominantly residential with some retail use, La Fleur de Lys hotel and Kings Arms public house located nearby.

At the 2011 census, the population of Shaftesbury was approximately 7,314.



DESCRIPTION

In 2018 Planning permission was granted under application number 2/2019/0680 for the construction of 18 dwellings within a terrace of nine houses and an apartment block of nine flats.

The flat sizes were considered excessive and in order to optimise the site, our client secured planning (P/FUL/2021/01338) to alter the internals of the apartment block only and therefore secure a planning permission for 9 x 3 bedroom townhouses and 15 x 2 bedroom apartments, as per the proposed accommodation schedule detailed below:

UNITS NO	ACCOMMODATION	PARKING SPACES	SQ M	SQ FT
BLOCK A				
1	3 Bedroom Townhouse	2	125.7	1,354
2	3 Bedroom Townhouse	1	91.3	983
3	3 Bedroom Townhouse	1	94.4	1,017
4	3 Bedroom Townhouse	1	94.4	1,017
5	3 Bedroom Townhouse	1	94.4	1,017
6	3 Bedroom Townhouse	1	94.4	1,017
7	3 Bedroom Townhouse	1	91.3	983
8	3 Bedroom Townhouse	1	91.3	983
9	3 Bedroom Townhouse	1	91.3	983
BLOCK B				
1	2 Bedroom Apartment	1	74.5	802
2	2 Bedroom Apartment	0	63.9	688
3	2 Bedroom Apartment	1	66.5	716
4	2 Bedroom Apartment	0	64.4	694
5	2 Bedroom Apartment	1	70.3	757
6	2 Bedroom Apartment	1	74.6	803
7	2 Bedroom Apartment	0	63.9	688
8	2 Bedroom Apartment	1	66.5	716
9	2 Bedroom Apartment	0	64.4	694
10	2 Bedroom Apartment	1	70.3	757
11	2 Bedroom Apartment	1	67	722
12	2 Bedroom Apartment	1	91.9	990
13	2 Bedroom Apartment	1	80.5	867
14	2 Bedroom Apartment	1	72.5	781
15	2 Bedroom Apartment	1	82	883
TOTALS		21	1,942	20,912



PLANNING

There are no listed buildings on the site, nor does it fall within a conservation area. The local authority is North Dorset District Council. The site has the benefit of planning under Application Number P/FUL/2021/01338. For more information please contact North Dorset District Council planning department.

TENURE

Freehold.

STATUTORY COSTS

There is no affordable to provide or CIL to pay. S106 is approximately £24,000. Details of appropriate statutory costs will be provided to interested parties upon application.

PRICE

Offers are invited in the order of £1,350,000 for the freehold interest, subject to the consent for 9 houses and 15 apartments. Savills have resale pricing available upon request and subject to status.

EPC

The site is currently vacant and cleared. The energy performance of the individual units will be assessed upon completion of the development.

VAT

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

VIEWINGS

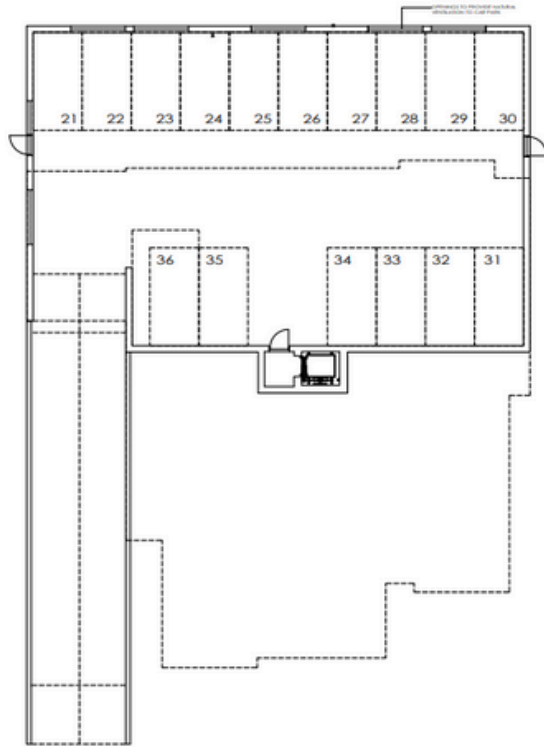
External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

MONEY LAUNDERING

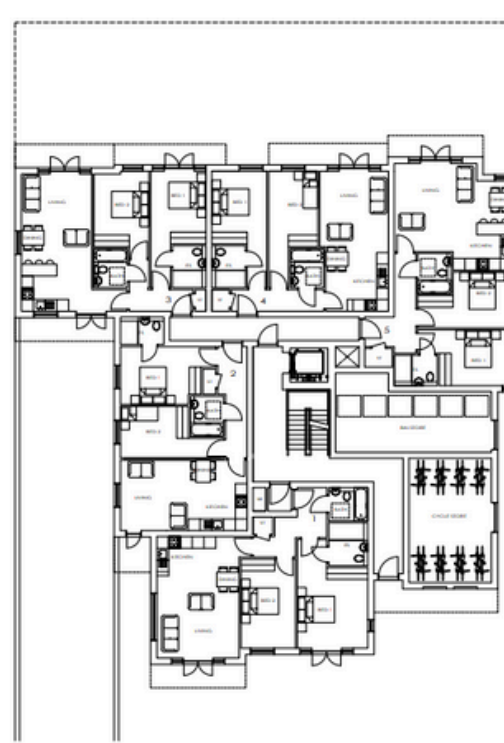
In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.



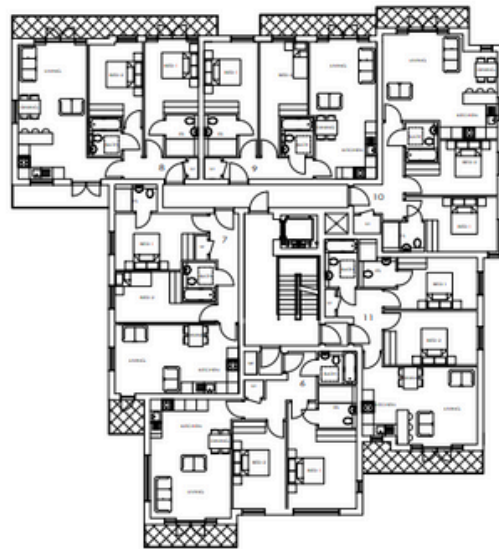
Indicative site plan only



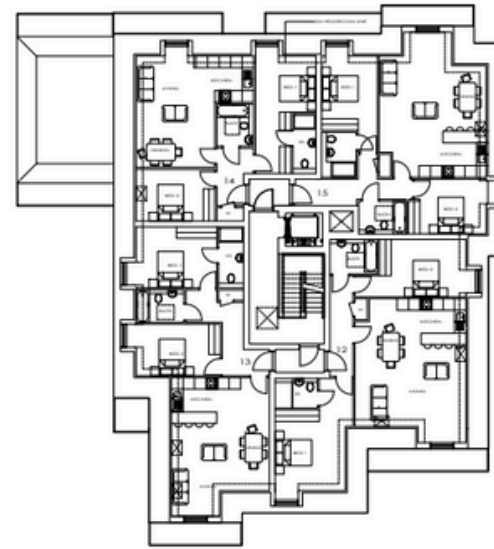
LOWER GROUND FLOOR PLAN
SCALE 1:100



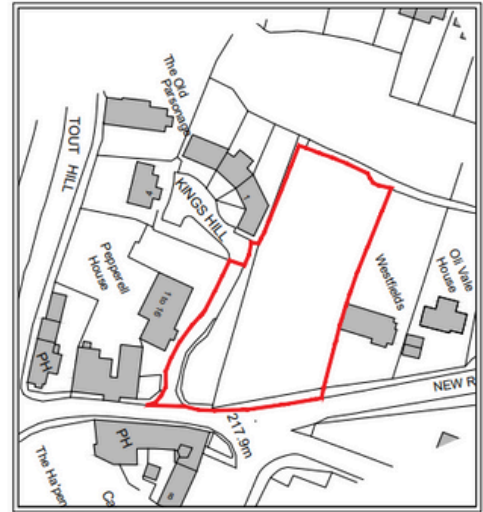
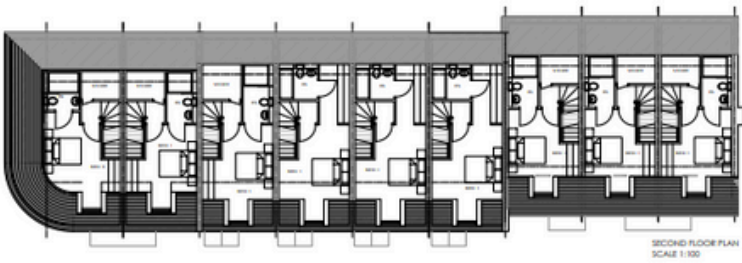
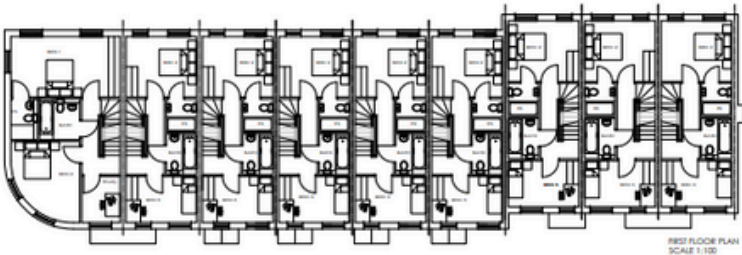
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



1:250

NOTES-PLANNING

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND THE INFORMATION PROVIDED.

2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND HAS CONSIDERED THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS CONSIDERED THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT AND HAS CONSIDERED THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.

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Rev	Revision	Date	By

PROPOSED DEVELOPMENT
NEW ROAD
SHAFTESBURY
DORSET
SP7 8QH

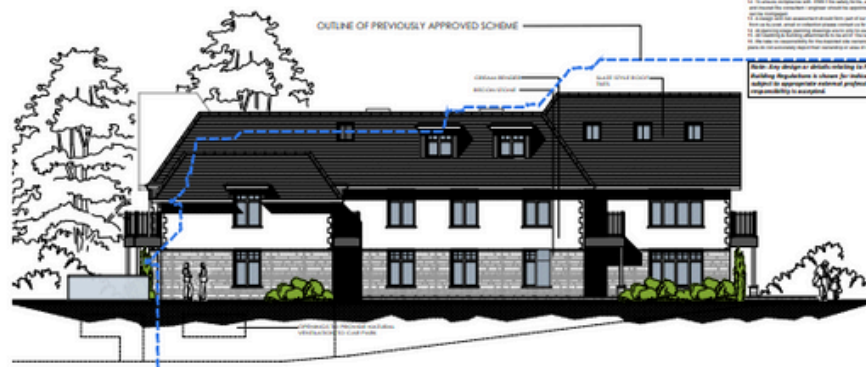
SITE LOCATION AND BLOCK PLANS

Scale	A3 (PRINTED) W A1	Drawn	ARC
Date	JANUARY 2021	Checked	ARC
P9117/300			
ARC Architecture Ltd.			
Chapel Station, 14 Purwell, Chardstock, Dorset, SP22 1EP			
Tel: +44 (0)1308 478416			
E-mail: enquiries@arc-architecture.co.uk			
www: www.arc-architecture.co.uk			

Site Area: 0.221 Hectares (1.6415 Acres)
 24 Planning Applications (UNALLOCATED)
 1:250 Mobility Plan
 1:250 Collection Point



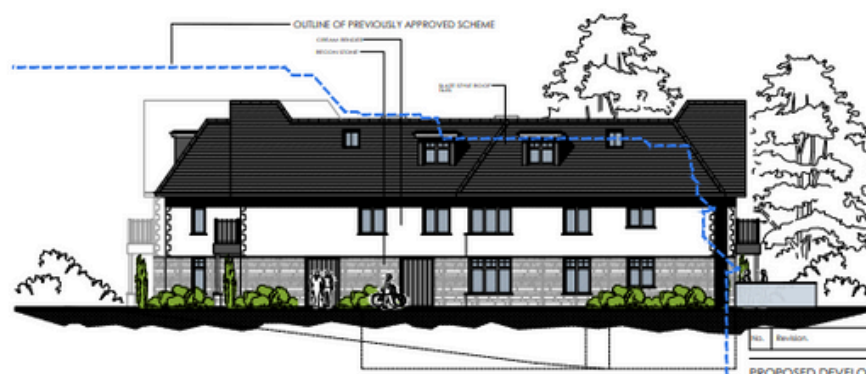
FRONT SOUTH WEST ELEVATION
SCALE 1:100



SIDE NORTH WEST ELEVATION
SCALE 1:100



REAR NORTH EAST ELEVATION
SCALE 1:100



SIDE SOUTHEAST ELEVATION
SCALE 1:100

NOTES-PLANNING 19/01/2020

1. All drawings shall be submitted on A3 paper.
2. All drawings shall be submitted on a single side of the paper.
3. All drawings shall be submitted on a single side of the paper.
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19. All drawings shall be submitted on a single side of the paper.
20. All drawings shall be submitted on a single side of the paper.

Other site changes or alterations to the site, including water, Part 2 of the Building Regulations to check for individuality (to be made permanent only) and to subject to appropriate external professional report, the assumption of any responsibility is accepted.

No.	Revision	Date	By

PROPOSED DEVELOPMENT
NEW ROAD
SHAFTESBURY
DORSET
SP7 8QH

BLOCK B - ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	JANUARY 2020	drawn	MD
P9117/ 306			
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E-mail:	arc@arc-architecture.co.uk		
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