

**AVISON
YOUNG**



FOR SALE

Flexible Residential
Development Opportunity



Former Council Offices

Woodleaze | Furzehill | Wimborne | Dorset | BH21 4HN

HIGHLIGHTS

FOR SALE
Flexible Residential
Development Opportunity



APPROXIMATE BOUNDARIES
FOR IDENTIFICATION PURPOSES ONLY.

- 2.73 hectares (6.76 acres) of Brownfield Development Land
- Strategically allocated for development in the Christchurch and East Dorset Local Plan Adopted 2014
- Situated c.1.5 miles (2.4km) from Wimborne Minster Town Centre.

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The Former Council Offices site is located in the semi-rural village of Furzehill, situated approximately 1.5 miles (2.4 km) north of Wimborne Minstertown centre.

The surrounding context of the site mostly comprises private residential dwellings, open countryside, while benefitting from a local convenience store and a public house within a 0.1 mile walk of the site.

The M27 motorway is located c.20 miles east and connects onto the M3 linking the site to London. By road, the property is set approximately 7.5 miles north of the South East Dorset conurbation, 20 miles southeast of Shaftesbury and 25 miles southwest of Salisbury.



APPROXIMATE BOUNDARIES FOR IDENTIFICATION PURPOSES ONLY.

LOCATION
& SITUATION

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DESCRIPTION



THE PROPERTY COMPRISES THE FORMER OFFICES OF EAST DORSET DISTRICT COUNCIL, WHICH MERGED TO FORM PART OF THE NEW DORSET COUNCIL.

which includes several buildings onsite, including the main 19th century house known as Woodleaze with subsequent 1970/80s extensions, a former 19th century stable building converted into office space and two semi-detached 1970s residential dwellings. In addition, there is garage/storage space and a number of modular/prefabricated buildings previously used for office accommodation.

The property comprises the former offices of East Dorset District Council, which merged to form part of the new Dorset Council. The site extends approximately 2.73 hectares (6.76 acres)

In total, the property extends to 5,392 sq m (58,038 sq ft) GIA/GEA (where appropriate).

The east of the site contains Woodleaze Copse, an area of ancient woodland that extends to approximately 2.1 acres; while it is not large enough to be considered on any Ancient Woodland Register, it is not suitable for development; this is confirmed in the Local Plan Strategic Allocation. Vehicular access is provided from the main Furzehill road via a 210m driveway to the east, while there is ample parking onsite.

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**MODULAR
OFFICE BUILDING**

A timber framed modular structure to the rear of the stable block.

**GARAGE/
STORAGE
SPACE**

**MODULAR SINGLE
STOREY BUILDING**

Office space.

**RESIDENTIAL
DWELLINGS**

Two, 3 bed semi-detached houses.

**FORMER
STABLE BLOCK**

19th century building converted to office space.

WOODLEAZE HOUSE

Modern 1970s and 80s extensions.

WOODLEAZE HOUSE

Original 19th century building.



DESCRIPTION

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DESCRIPTION



FORMER STABLE BLOCK
19th CENTURY BUILDING CONVERTED TO OFFICE SPACE



MODULAR SINGLE STOREY BUILDING
COMPRISING OFFICE/STORAGE AND GARAGE SPACE



WOODLEAZE HOUSE
MODERN 1970s AND 80s EXTENSIONS

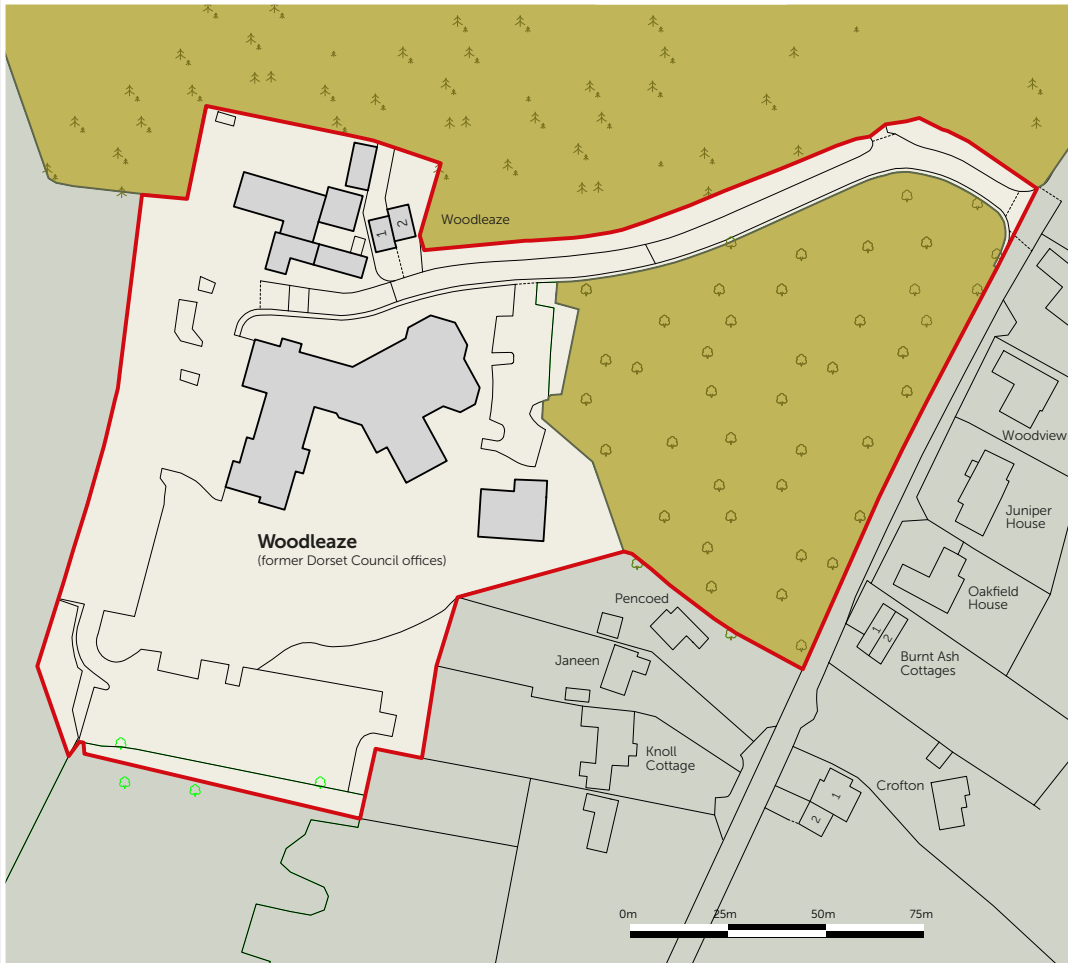


RESIDENTIAL DWELLINGS
TWO, 3 BED SEMI-DETACHED HOUSES

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PLANNING



PLANNING

A Planning Appraisal has been completed and is available in the Data Room, alongside a Development Brief for the site that was prepared in 2014:

This outlined a preference for a residential development with Affordable Housing and the potential for associated uses such as care uses and/or sheltered housing accommodation.

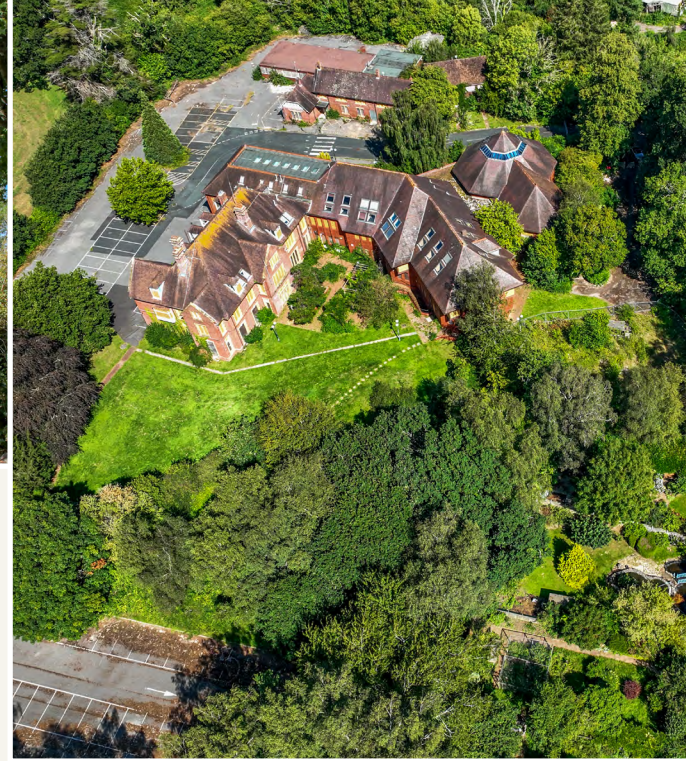
In addition, while the site lies within the Green Belt, the Former Council Buildings at Furzehill are strategically allocated in Policy RA2 of the Christchurch and East Dorset Local Plan Adopted in 2014 for residential, offices, residential institutions, non-residential institutions, hotel and/or community uses. The policy also requires that new development on the site will not exceed the existing floor area.

TECHNICAL

We understand that there is gas, electricity, water, mains sewers and Broadband that connect to the site, however prospective purchasers must satisfy themselves that there is sufficient capacity available. Further information regarding topography, asbestos, flood risk, etc. can be found in the Data Room.

The site is provided with Vacant Possession.

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TENURE

The freehold of this site is for sale.

VIEWINGS

Viewings are strictly by appointment through the sole agents, Avison Young and a series of viewing days will be organised, please contact us to book a viewing.

VAT

The site is not elected for VAT.

METHOD OF SALE

The site is for sale via Informal Tender, seeking Best Consideration for the site. This is expected to be in the form of Subject to Planning bids, however unconditional bids will also be considered.

Offers based on commercial-led schemes will also be considered, however given the Development Brief status, the vendor will need to consider the risk profile of any non-residential submissions.

LEGAL AND PROFESSIONAL COSTS

Parties will be responsible for their own legal and professional costs.

BID REQUIREMENTS

Bids should be submitted using the Bid Pro Forma and submission requirements available in the data room.

Completed Pro Forms should be sent to **daniel.rich@avisonyoung.com** by **Midday on Friday 29th March 2024**.

ENQUIRIES

All enquiries should be directed to Avison Young, Sole Agents using the details overleaf.

The vendor reserves the right not to accept the highest nor any offer.

For further details, please contact:

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IMPORTANT NOTICE

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

January 2024

Subject to Contract.