



Balmer Road Play

Key Jackson Music

The Pines - New Scheme Shaftesbury Lane
, Blandford Forum, DT11 7TB

£500,000



The Pines - New Scheme

Blanford Forum, DT11 7TB

JOINT VENTURE OPPORTUNITY

The St Quintin Property group are delighted to offer to the market this freehold site with planning for 9 light industrial units. The current owners are keen to explore a joint venture investment whereby a purchaser pays for the build then retains ownership alongside the current freeholder so as to offer the units for lease and retain ownership in some sort of vehicle that recognises shared ownership in the most tax efficient manner.

In the agents opinion having looked at the local market place for small light industrial units in this location they appear to be very thin on the ground so we believe there is a strong market for a product like this.

Prospective interested parties are invite to call our offices to discuss this scheme in depth.

Please note any purchasers will be required to pay a fee of £5000 plus vat, with a deposit required on agreement of JV with agreed specified terms.

Site Location Plan 1:1250 @ A2

Existing Block Plan 1:500 @ A2

Proposed Block Plan 1:500 @ A2

WDA
westerndesignarchitects.com
Western Design Architects
10 The Pines, Pine Lodge, Shaftesbury Lane, Shaftesbury, Dorset, DT11 7TB

CLIENT: Alan Dolman

PROJECT: The Pines, Shaftesbury Lane, Blandford

DRAWING TITLE: Site Location Plan and Block Plans

DATE	TH	PC	SCALE
01			1:500 @ A2

01

PLANNING

DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
NO CONSTRUCTION OR RISK ASSESSMENT INFORMATION IS PROVIDED IN THESE DRAWINGS.
FOR ALL PROJECTS SPECIFIC TO THE PROJECT, PLEASE REFER TO THE DRAWING TITLE FOR CONSTRUCTION AND RISK ASSESSMENT INFORMATION.
REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS. PLEASE REFER TO SCALE BAR, DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT WESTERN DESIGN ARCHITECTS IMMEDIATELY.

NOTES:

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03			1:500 @ A2

03

PLANNING

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04

PLANNING

Site Plan 1:200 @ A2

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02			1:200 @ A2

02

PLANNING

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NOTES:

- New Business Units (1-6) Floor Area: 5 x 10beams
- New Light Industrial Units (8-9) Floor Area: 5 x 10beams
- Existing BD Engineering Factory Floor Area: 72beams

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DRAWING TITLE: Site Plan

DATE	TH	PC	SCALE
02			1:200 @ A2

02

PLANNING

Floor Plan

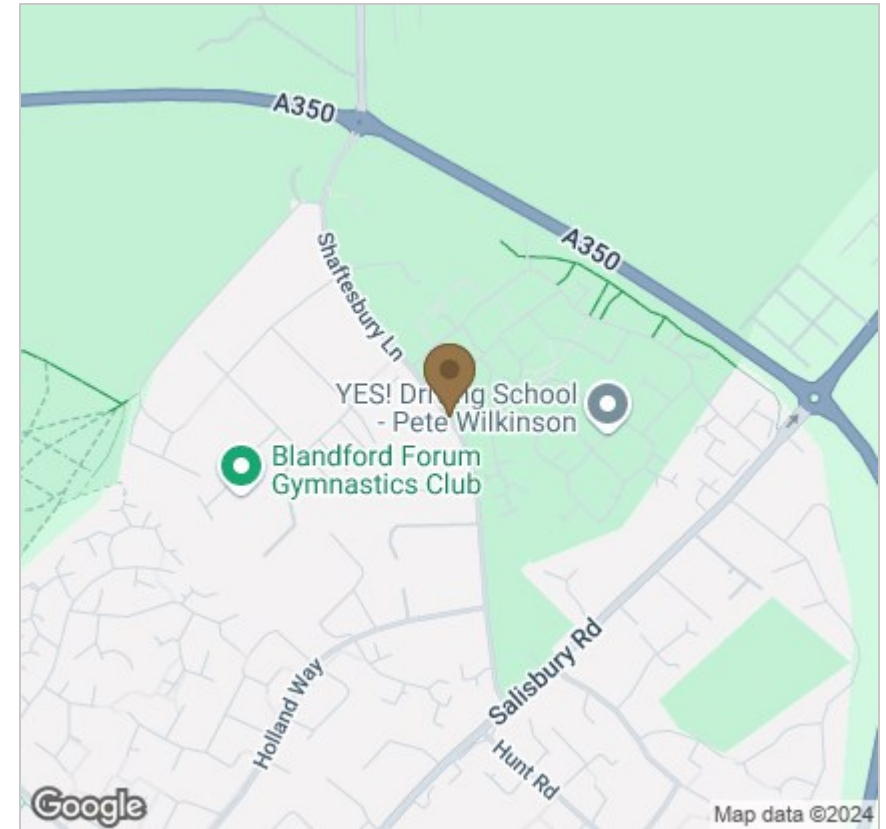


Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	