

An aerial photograph showing a town with residential houses and a church spire, surrounded by large green agricultural fields. The sky is blue with scattered white clouds. In the foreground, there are large, vibrant green fields with visible furrows and a central path.

Symonds
& Sampson

The logo for GLADMAN, featuring a stylized yellow and white grid pattern to the left of the company name.

GLADMAN

Development Land North of Station Road

Stalbridge, Sturminster Newton, Dorset

LOCATION

The site is located on the eastern edge of Stalbridge, approximately 0.4 miles from the town centre. It is accessed from Station Road and is bounded by Station Road along its southern boundary, open countryside to the north and east and a small industrial estate to the west.

Stalbridge is a small North Dorset village boasting a traditional high street with shops and businesses including post office, butcher, hairdresser, dentist and local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school.

The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach, with Gillingham and Templecombe having mainline stations to London Waterloo (approx. 2 hours).

DESCRIPTION

The site is approximately 20.74 hectares (51.25 acres) in total, split between 11.31 hectares of development area and 9.47 hectares of BNG area. It comprises agricultural land, with hedge boundaries. The land is generally fairly level rising from east to west. There are two public footpaths crossing the site.

PLANNING PERMISSION AND DEVELOPMENT

Outline Planning Permission was granted on Appeal reference APP/D1265/W/23/3333249, on planning reference P/OUT/2023/02643 by Dorset Council, for up to 160 No. dwellings with public open space, 2 hectares of land for a primary school, landscaping, and sustainable drainage system, with vehicular access off Station Road, at Land north of Station Road, Stalbridge, Dorset DT10 2RJ in accordance with the terms of the application.

Biodiversity Net Gain is provided for within the area hatched green as shown on the plan, extending to 9.47 hectares (23.39 acres).

SECTION 106 AGREEMENT & CIL

Presently there are no CIL payments to be allocated to this site.

A copy of the completed S106 Agreement will be added to the Data Room. A schedule of the agreed contributions has been provided and will be the responsibility of the purchaser to cover and due consideration should be made within any offer.

DIRECTIONS

From the high street turn right opposite the butcher's shop into Station Road and the development will be found on the right hand side after the business park and industrial estate identified by the Symonds and Sampson board.

INFORMATION PACK

Prospective purchasers may access the Data Room via the link that will be provided by Symonds & Sampson and Gladman upon request.

The Data Room will include the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants.

METHOD OF SALE

The site is offered on the open market, on a subject to contract basis, by informal tender. Any conditional offer must clearly state such conditions. Offers are to be submitted in accordance with the bidding template contained in the data room. Close date being Thursday 25th June 2026 at 12 noon.

Offers are to be submitted by post or email to Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1AR
Email: edyke@symondsandsampson.co.uk Tel: 01258 474261

VACANT POSSESSION

The property will be sold freehold with vacant possession on legal completion.

OVERAGE AND SPECIAL CONDITIONS

The bidding template invites prospective purchasers to include overage/value uplift provision as part of their offer.

The preference is for the vendor to retain ownership of the 9.47 hectares for BNG, with the purchaser undertaking the works for the enhancement and management.

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

VAT

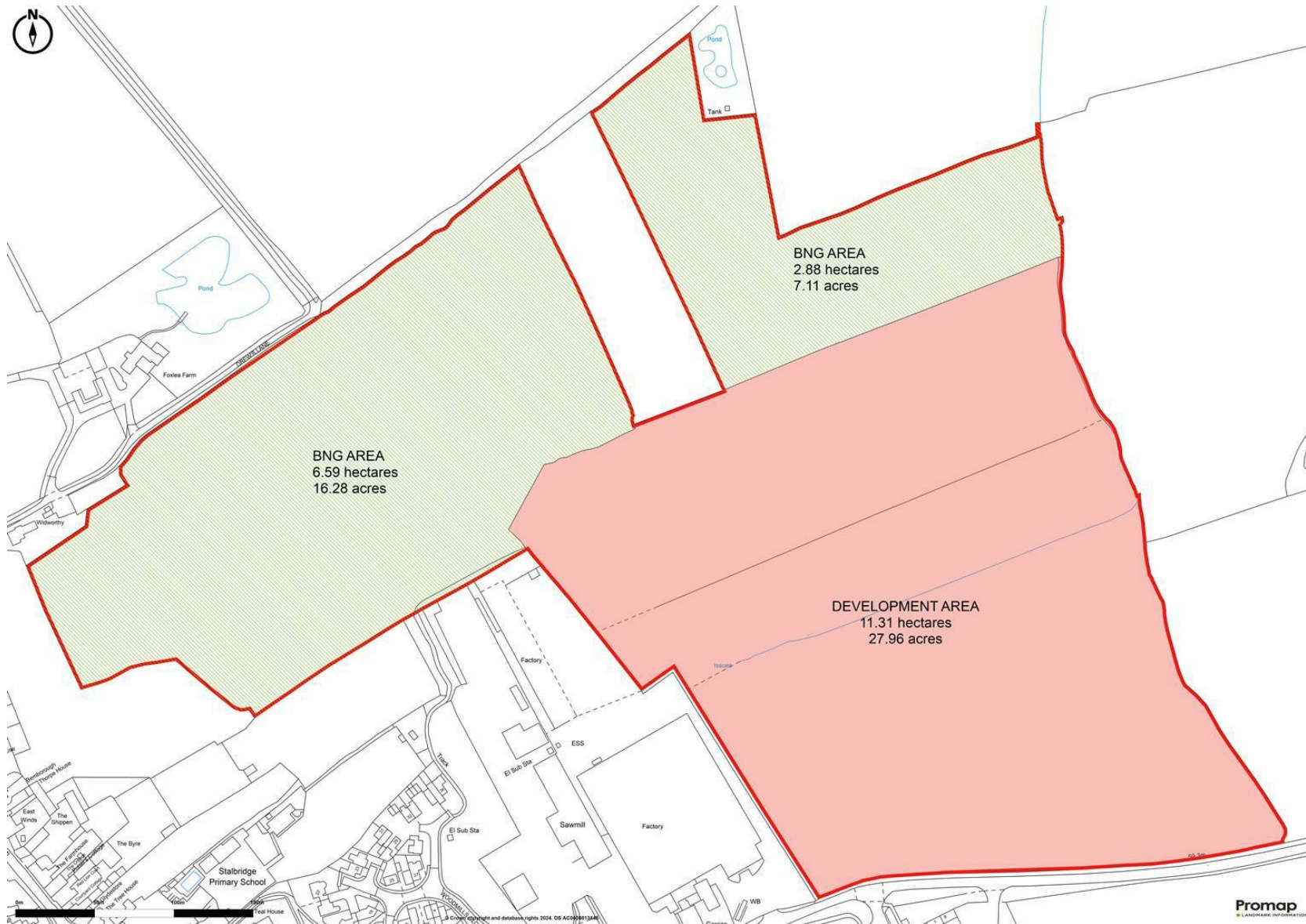
The land is elected for VAT.

CONTACT

Edward Dyke FRICS FAAV, Symonds & Sampson LLP
Agriculture House, Market Place, Sturminster Newton, DT10 1AR
Email: edyke@symondsandsampson.co.uk
Tel: 01258 474261

VIEWING

The site may be inspected by prior appointment with the selling agent.



Stur/ED/WC/05/26



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edyke@symondsandsampson.co.uk
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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