

Freehold Investment Opportunity

ASSEMBLY PLACE

31 West Street, Blandford Forum, DT11 7AW



Key Highlights

- Freehold Investment Opportunity, to be sold with vacant possession.
- An end-terrace property comprising nine self-contained apartments arranged over the upper floors, together with a ground-floor commercial unit let on a long lease.
- Located in the market town of Blandford Forum, with direct frontage onto West Street.
- Unconditional offers invited.
- Offers in excess of £650,000.
- Bid Deadline: 12 noon on Thursday 30th July 2026.

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THE PROPERTY

The Property comprises an end-terrace, traditional three-storey building positioned above a ground-floor commercial unit and includes nine self-contained residential flats.

Converted in 2000, the building offers a mix of one and two bedroom apartments arranged across the first, second, and attic floors. Access to all units is provided via a communal stairway from West Street. Please note that the flats do not benefit from dedicated external amenity space or allocated parking.

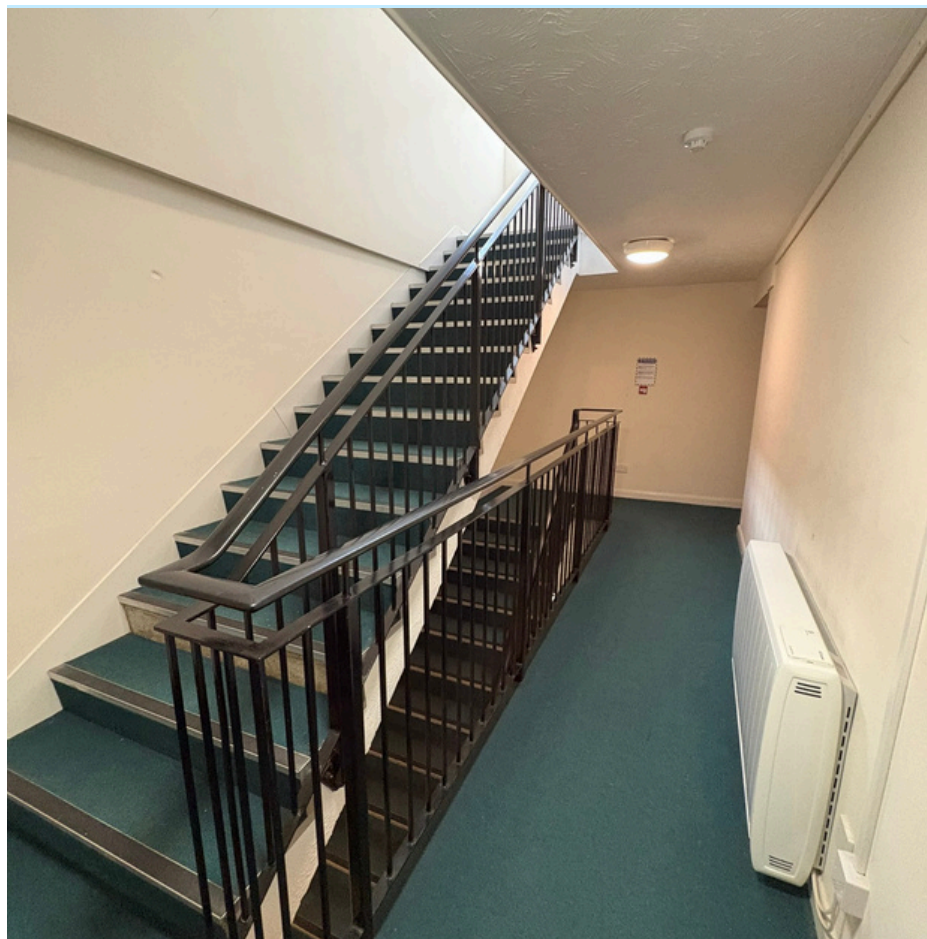
The Property enjoys a prominent position with direct frontage onto West Street in the centre of Blandford Forum.

FLOOR AREA	DESCRIPTION	EPC	SQ FT
Ground Floor	Commercial Premises	B	1,690
Flat 1	2 bed	C	635
Flat 2	1 bed	C	474
Flat 3	2 bed	B	603
Flat 4	2 bed	B	635
Flat 5	1 bed	C	474
Flat 6	2 bed	B	614
Flat 7	2 bed	D	678
Flat 8	1 bed	C	495
Flat 9	1 bed	D	560
TOTAL			6,858

LOCATION

Blandford Forum is a historic Georgian market town in North Dorset. The town is known for its well preserved architecture and traditional market square. The town centre offers a mix of independent shops, national retailers, cafes, and essential services all within a walkable area. The surrounding environment is predominantly commercial, with a blend of period and modern buildings.

Blandford Forum is positioned with good road connectivity via the A354 and A350, linking the town to Salisbury, Poole, and the wider Dorset region. Although the town does not have a railway station, Poole and Salisbury provide mainline rail services, including direct routes to London Waterloo. Regular bus services operate from the town centre, offering connections to surrounding villages and larger towns such as Dorchester, Bournemouth, and Shaftesbury. The town is also well-served by local amenities, schools, and healthcare facilities, all within easy reach of the Property.

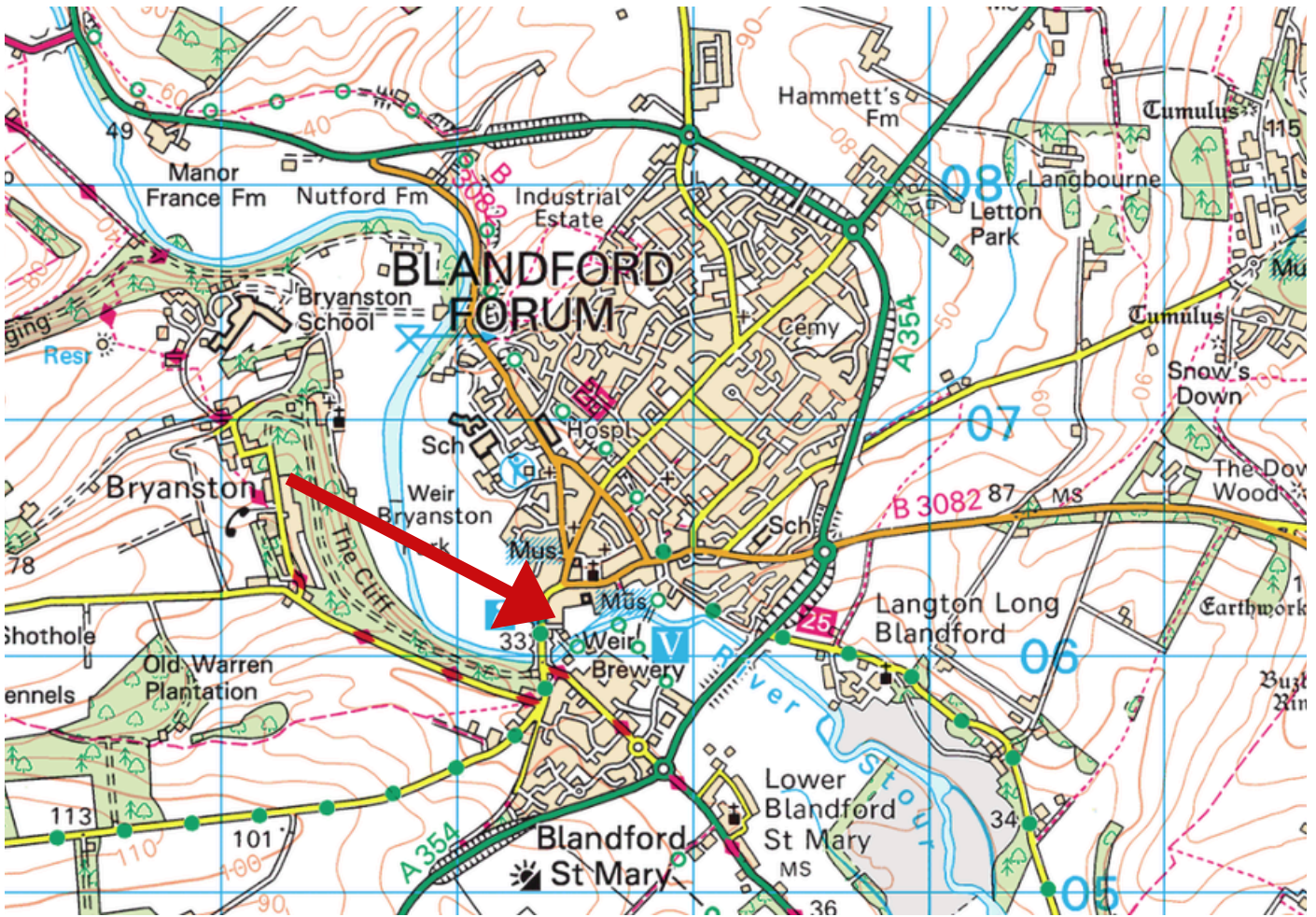


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PLANNING CONTEXT

The Property is located in Blandford Forum which falls within the jurisdiction of Dorset Council.

The Property lies within the Blandford Forum Approaches Conservation Area and is positioned with Grade II Listed buildings either side.

LEGAL

The Property is held under Freehold Land Registry No. DT242438. There is an additional title covering a small section of land to the rear of the Property, which is held under Freehold Land Registry No. DT265019.

The ground floor commercial unit is let on a long leasehold interest under Land Registry No. DT274332.

METHOD OF SALE

The Property is offered by sale by informal tender, inviting unconditional offers. Offers should be submitted via email to Vanessa Patel and Molly Lammas.

All offers are to be submitted in writing using the offer submission form provided within the MIP.

Please ensure all offers are submitted with the requested supporting information detailed within the form.

VAT

VAT is not chargeable on the purchase price.

LOCAL AUTHORITY

Dorset Council

MARKETING INFORMATION PACK (MIP)

A Marketing Information Pack has been created containing additional planning, technical and legal information.

Please contact Molly Lammas via email to request a copy.

VIEWINGS

Viewings should be arranged by prior appointment with Savills.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the Property. Viewers visit the Property at their own risk.

All interested parties are encouraged to review the MIP prior to arranging a viewing. Should you wish to make an appointment, please contact Molly Lammas on the contact information provided below.

CONTACTS

For further information please contact:

Vanessa Patel

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