



Beacon Hill

Wareham Road, Corfe Mullen,

Beacon Hill

Wareham Road
Corfe Mullen
BH21 3RX

21266.00 sq ft
Approx. 2.3 acres

- Rare freehold opportunity
- Well established industrial site
 - Useful range of buildings
- Suitable for a wide range of industrial, light industrial and storage uses
- Possible redevelopment opportunities (STP)

Guide Price **£2,500,000**

Freehold

Dorchester Commercial
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THE PROPERTY

The property comprises a well-established industrial site measuring approximately 2.3 acres with buildings measuring a total of approximately 1,975.65 sq m (21,266 sq ft) and predominantly concrete surfaced yard, access and parking areas. The buildings are currently in industrial, office, storage and light industrial use. A steel palisade fence and lockable steel gates secure the site, which has a right of way granted to the owner of the site immediately behind and adjacent to this property.

The site is currently used for the manufacture of concrete, timber and stone products, with a main factory building, offices, workshops, stores, a separate secure open storage yard, and a separate workshop premises with an additional secure yard.

The buildings are predominantly of steel portal frame construction with a mixture of brick, block, cement fibre and profile steel clad elevations, profile steel and cement fibre roofs.

FREEHOLD OPPORTUNITY

We are instructed to commence marketing the availability of the freehold interest in the site, which is being sold due to the current operator's retirement.

SITUATION

The large village of Corfe Mullen (population 10,042 - 2021 estimate - Dorset County Council) adjoins the residential district of Broadstone approximately 4 miles north of Poole town centre and two miles south west of Wimborne Minster.

The property is situated in an established location at Beacon Hill on the northern outskirts of Upton. Access is by way of a private road from Old Wareham Road, with easy access to the A35, lying approximately 1.3 miles to the south

SERVICES

The site is connected to mains electricity (with a sub station on site), mains water and private drainage.

LOCAL AUTHORITY

Local Authority: Dorset Council - Tel: 01305 251010

RV: £61,500

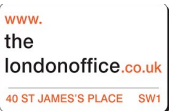
EPC

EPC: TBC





DorCom/RH/26.03.26



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