

Former Harrow House International College

SWANAGE, DORSET BH19 1PE

Development Opportunity with Outline Planning submitted (subject to approval at committee - September 2026)

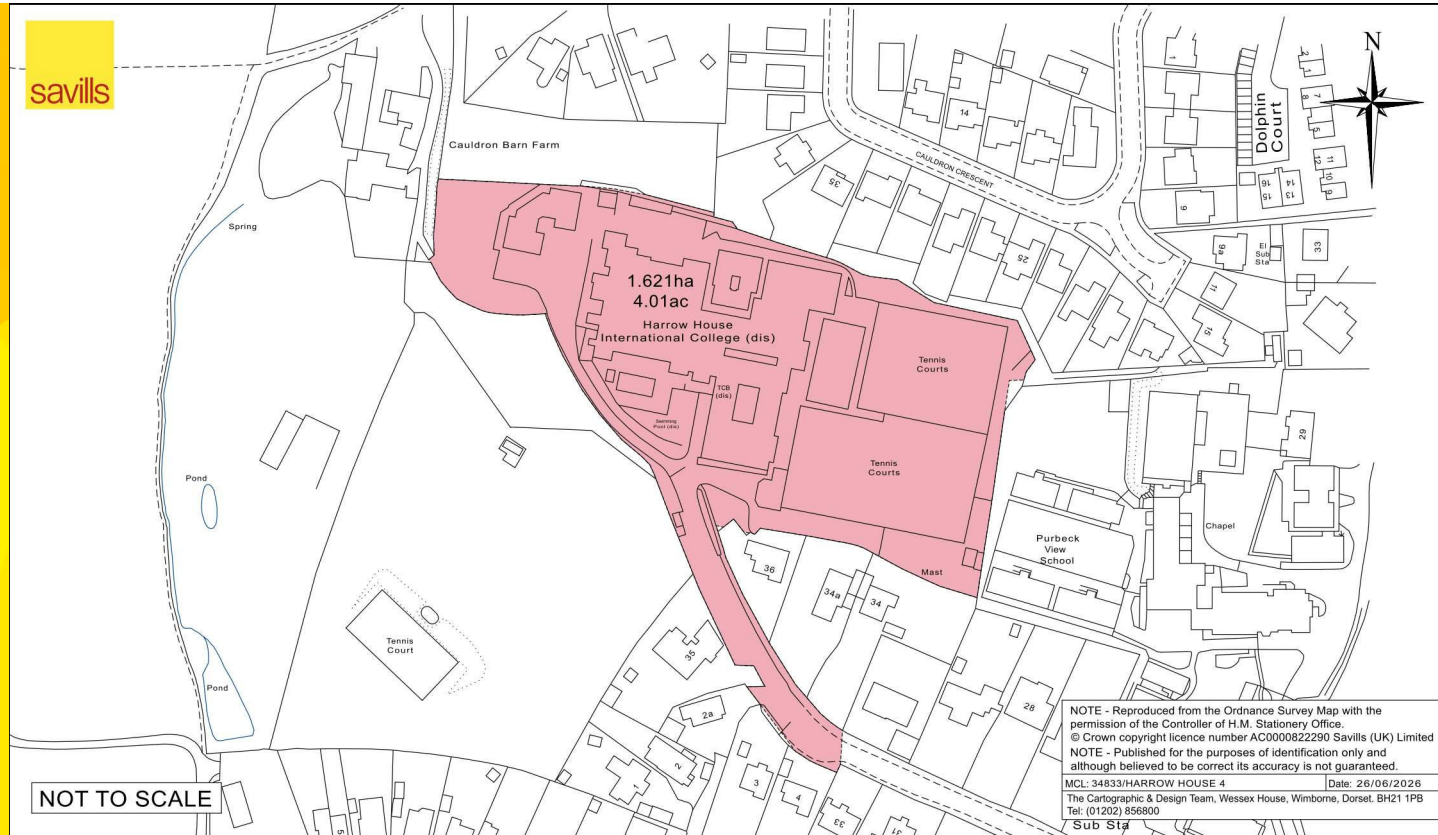


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Property outline indicative only

THE OPPORTUNITY

- Former Language College Located on Dorset's 'Jurassic Coast' with panoramic views over the Purbeck Hills and Swanage Bay.
- Outline Planning Permission with all matters reserved (except for access, scale and layout) for the erection of 73 dwellings including the conversion of an existing building, with associated infrastructure, landscaping and parking (revised plans submitted and description amended to 73 dwellings in June 2026) is due to go to Planning Committee in September 2026, pending the grant/refusal of Outline Planning Permission.
- Unconditional and/or Conditional Offers invited, subject to Reserve Matters and/or a new application.
- Bid deadline to be confirmed post Planning Committee in September 2026



OVERVIEW

On behalf of the Seller, we have the pleasure of inviting you to bid for the acquisition of Harrow House, Swanage, Dorset BH19 1PE, hereafter referred to as "the property".

DESCRIPTION

The college comprises an attractive Edwardian main building with some later additions. The college currently benefits from circa 610 dormitory bed spaces, 25 classrooms, a canteen and a number of other recreational breakout spaces. A swimming pool and sports pitches occupy the eastern part of the property.

We understand that the area of the main buildings to be approximately 91,500 sq ft, accommodated over two to four storeys.

The property is currently registered under two titles and we calculate the property area to be approximately 4 acres.

The college buildings have been vacant for a number of years and will require refurbishment throughout.

LOCATION

Harrow House is located at the western edge of Swanage, approximately 0.7 miles from the town centre. The property enjoys outstanding 360 degree views over the Purbeck Hills across the town to Swanage Bay.

Swanage is a Blue Flag seaside resort in south east Dorset. It is situated to the east of the Isle of Purbeck approximately 10km (6.5 miles) south of Poole. Swanage provides amenities including shops, restaurants and schools, a hospital and a fire station. A wider range of retail facilities and other amenities can be found within the town centres of Dorchester, Poole and Bournemouth.

Whilst known as the Isle of Purbeck, the area is part of the south coast mainland, and designated as an Area of Outstanding Natural Beauty and its Jurassic Coastline has recently been classified as a UNESCO World Heritage Site. The area is popular with tourists and walkers.

The property can be accessed from the A351, which connects to Corfe Castle, 5 miles to the north west. Harrow House lies at the end of the A351, approximately 14 miles south east of A35 dual carriageway which provides access to Dorchester to the west and Poole to the east.

The A31 can be joined at Bere Regis or via the A350 near Sturminster Marshall, linking to London, approximately 130 miles north east, via the M27 and M3. Intercity rail services are available from Wareham railway station approximately 11.5 miles from the subject property, which is on the mainline to London Waterloo with a journey time to London of approximately 130 minutes. The Coach also goes daily from Swanage to London.

Bournemouth International Airport is situated approximately 28 miles away and provides regular flights to most cities in the UK and to holiday destinations in continental Europe.



PLANNING SUMMARY

The property falls under the unitary Local Planning Authority of Dorset Council. Although the Council is now unitary, the existing adopted plans remain relevant until the new Dorset Local Plan is adopted.

Therefore, the relevant plans are the Swanage Local Plan (SLP) (adopted June 2017) and the Purbeck Local Plan (PLP) Part 1 (adopted November 2012).

A planning application has been submitted under planning application ref no. P/OUT/2024/03253 for 'Outline application with all matters reserved (except for access, scale and layout) for the erection of up to 73 dwellings including the conversion of an existing building, with associated infrastructure, landscaping and parking (revised plans submitted and description amended to 73 dwellings in June 2026)'.

Whilst outline Planning is yet to be granted, we are aware that this application is due to go to committee in September 2026.

Further planning documents will be available within the data room. Secure access to the data room can be provided upon request.

We attach images of the the illustrative masterplan and the illustrative tenure mix below, which includes the open market units shaded in blue and the first homes (affordable housing) in darker blue. Detailed plans are also available within the data room:



Illustrative Masterplan



Illustrative Tenure Mix

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TENURE AND POSSESSION

The Property comprises Land Registry Title Numbers DT467795 and DT467782.

A copy of the Land Registry documents are available within the data room.

DATA ROOM

A secure data room has been created containing additional planning, technical and legal information. Please contact Toby Drax via email to request access.

VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the Property. Viewers visit the property at their own risk. Should you wish to make an appointment, please contact Toby Drax on the contact information provided below. **No parties should inspect without prior arrangement through the selling agents.**

METHOD OF SALE

The Property is being marketed via Private Treaty pending confirmation of a planning committee in September 2026.

Interested parties will be invited to submit their Unconditional and/or Conditional Offers by Informal Tender at the bid deadline (to be confirmed post Planning Committee).

AGENTS NOTE

We wish to inform prospective buyers of this property that the seller is connected to an employee of Savills.

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