

FREEHOLD PROPERTY FOR SALE ON BEHALF OF SHERBORNE SCHOOLS GROUP

WALLACE HOUSE, SOUTH STREET

SHERBORNE, DT9 3NE



Key Highlights

- Town Centre Development Opportunity - Subject to Planning
- Unconditional and / or conditional offers invited
- Approx. 1.31 acres (0.53 hectares)
- **Bid Deadline: Thursday 28th August 2026**

SAVILLS WIMBORNE
Wessex House, Priors Walk, East
Borough, Wimborne, BH21 1PB

+44 1202 856 800

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LOCATION

Wallace House (The Property) is located in the abbey town of Sherborne and in one of the town's most prestigious residential neighbourhoods. The Property is closely situated to the local amenities on South Street and Cheap Street, including shops, cafes, galleries and Sainsbury's, which is located c.200m to the south-east of the Property.

Sherborne Boys School and Sherborne Abbey are located c.200m to the northwest of The Property.

Transport connections to/from Sherborne are excellent, with Sherborne's mainline railway station located c.260m to the south east of The Property, offering regular services to London Waterloo (with an average journey time of circa 2 hrs 31 minutes).

The A30 is also easily accessible via South Street and Cheap Street, connecting the town to Shaftesbury c.23 km to the east and Yeovil c.9 km to the west.

THE PROPERTY

The Property is currently utilised as a boarding house providing accommodation for c. 65 school pupils and is set within c. 1.31 acres (0.55 hectares).

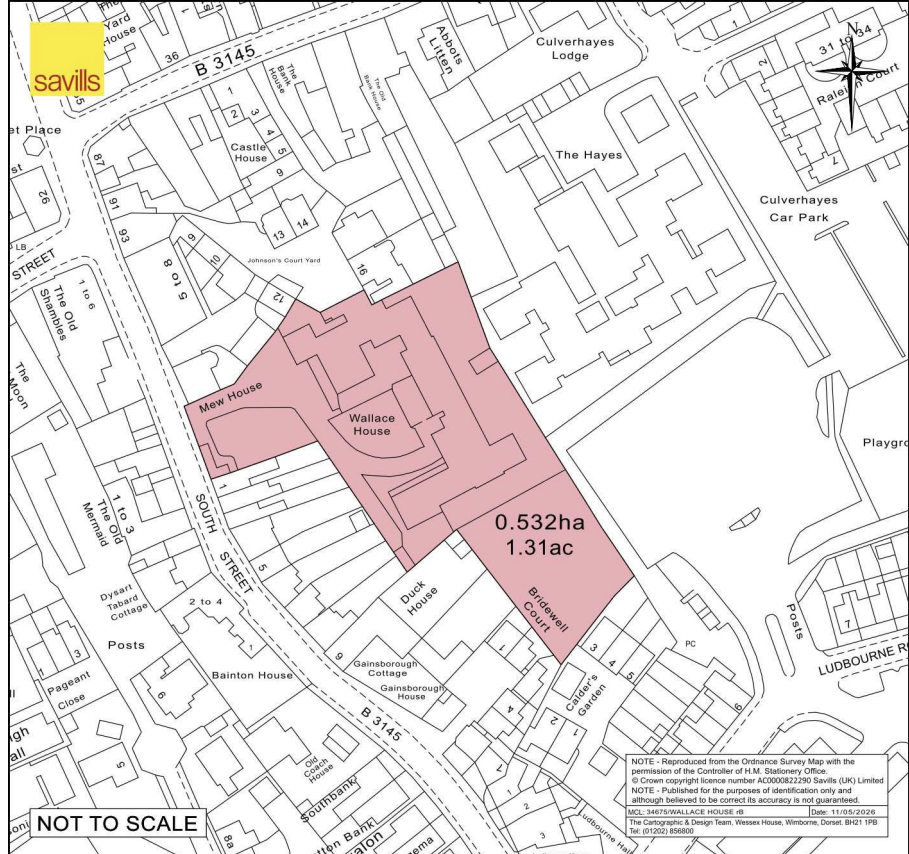
The Property has been extended significantly in recent years. The original main house is broadly symmetrical and has double-storey bay windows to the principal elevation. The roofscape is enhanced by a series of dormer windows. This main house currently accommodates the house master and comprises a handsome four bedroom home with a separate two bedroom attic flat.

A more modern three-storey rendered extension adjoins the main house, together with two further two-storey right-angled modern extensions constructed with brick elevations beneath slate roofs. These two extensions accommodate the student living areas and lead to a further three bedroom tutor's accommodation flat.

The two storey student accommodation comprises a mix of single, double and dormitory-style bedrooms off of a single access corridor, together with communal living areas and shared washroom facilities.

Externally, The Property is approached via a gravel driveway from South Street. The driveway leads to an area of car parking. A low, picket-fenced front garden area adjoins South Street and is laid predominantly to lawn.

Additional gardens wrap-around the building and lead to a small field in the south-eastern corner of The Property, currently used as a football pitch. A fenced tarmac hardstanding area, presently used as a basketball court and general play area, is located in the north-east corner of The Property.



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Boundary for indicative purposes only

PLANNING SUMMARY

Sherborne is within the administrative boundary of Dorset Council.

Within Dorset Council's adopted Local Plan (The West Dorset, Weymouth and Portland Borough Council Adopted Local Plan) the Property falls within the Defined Settlement Boundary of the town and is partly located within the Sherborne Conservation Area.

Based on the adopted Local Plan's interactive map, we note the Property is impacted by the following policies;

ENV 1 - Landscape, Seascape and Sites of Geological Interest,
ENV 4 - Heritage Assets, and
SUS 2 - Distribution of Development, amongst others.

The Property adjoins Flood Zone 2.

Further planning information and maps are provided in the Marketing Information Pack, available on request.

LEGAL

The Property is held under Land Registry Title Number DT274130 with Sherborne School listed as the Registered Proprietor.

Land registry title documents are provided within the Marketing Information Pack.

VAT

VAT is not chargeable on the purchase price

METHOD OF SALE

The Property is offered for sale by informal tender, subject to contract.

Unconditional and/or conditional offers that are subject to planning, are invited.

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

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

Offers should be submitted via email to Paul Spong and Toby Drax. A date for submission will be confirmed in due course.

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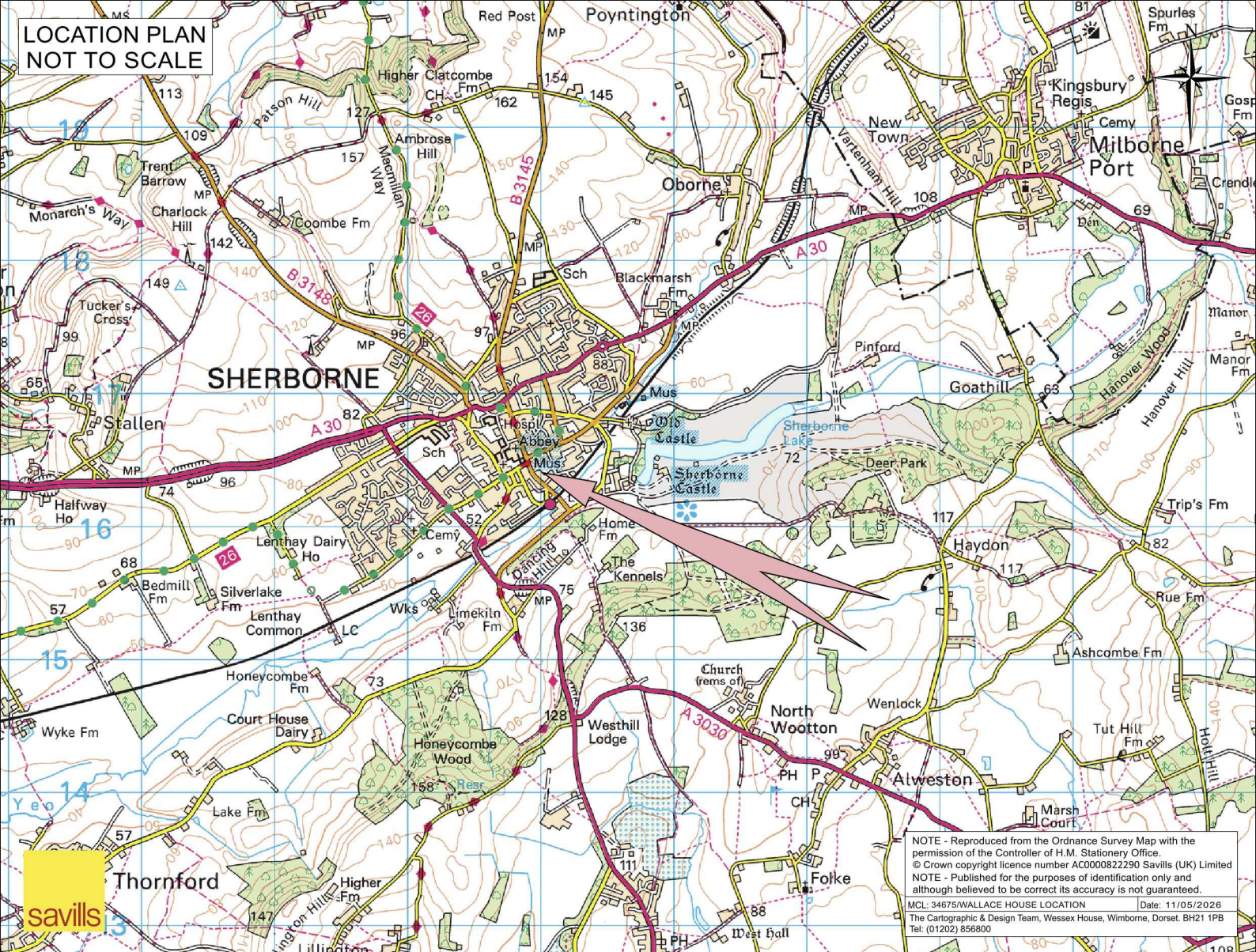
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LOCATION PLAN NOT TO SCALE



VIEWINGS

Viewings should be arranged strictly by prior appointment with Savills. Ad hoc external inspections are prohibited.

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.

All interested parties are encouraged to review the Marketing Information Pack prior to arranging a viewing. Should you wish to make an appointment, please contact Toby Drax or Paul Spong on the contact information provided below.

MARKETING INFORMATION PACK

A Marketing Information Pack has been created containing additional legal and planning information, together with OS plans and external photographs.

Please contact Toby Drax or Paul Spong via email to request this Marketing Information Pack.

CONTACTS

For further information please contact:

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