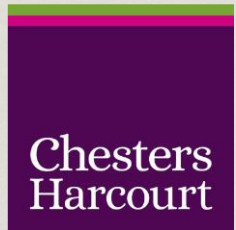




For Sale: Prime Consented Development Land

A prime residential development site with outline planning permission for 47 open market dwellings

The Works, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RB



EXECUTIVE SUMMARY

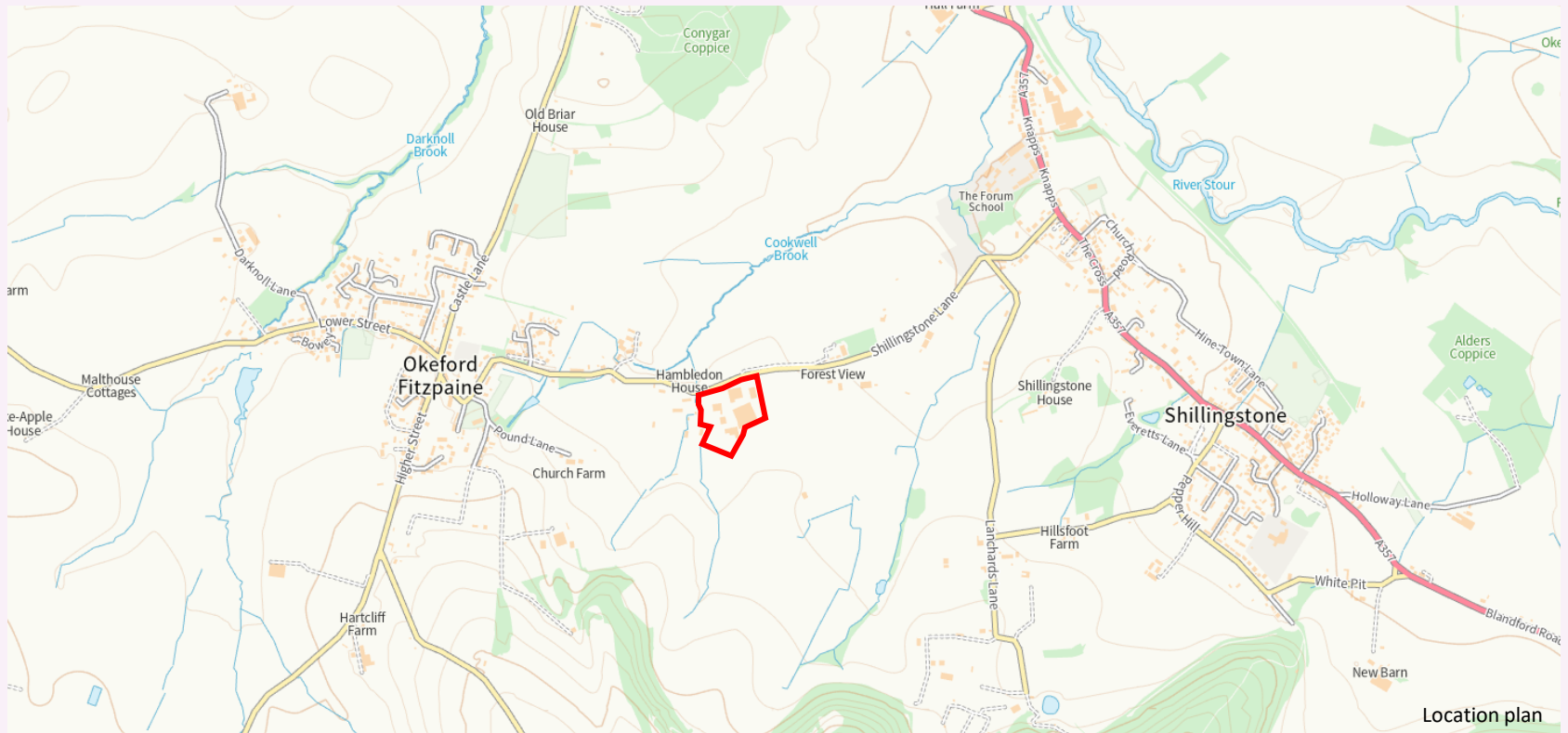
- Brownfield semi-rural site of 7.05 acres (2.58 ha).
- Outline planning permission for 47 open market units.
- Attractive setting in close proximity to sought after village of Okeford Fitzpaine.
- Strong connectivity into Sturminster Newton and Blandford Forum and up to the A34.
- **Bid deadline** to be confirmed to parties who have registered interest.

THE SITE

The 7.05 acre (2.58 ha) brownfield site is located in open countryside yet in close proximity to the popular North Dorset villages of Okeford Fitzpaine (850m west) and Shillingstone (1.1km east).

The previous use was light industrial and the site is now offered with vacant possession.

The site is bound to the north by Shillingstone Lane which provides the site with vehicular access. To the north and south is open countryside and to the east and west lie linear pockets of development, of which this site forms a part, linking the two villages.



THE LOCATION

The site is situated within walking distance of the village centre of both Okeford Fitzpaine and Shillingstone via a footpath that connects the two.

Okeford Fitzpaine has a village shop and pub and the larger village of Shillingstone provides a CoOp, tea room, nursery and primary school along with various other amenities.

The A350 is nearby, providing good connections to Blandford Forum (15 mins), Poole (32 mins) and Shaftesbury (18 mins). The A303 can be reached in 30 mins.

The rail network can be accessed via Sherborne or Gillingham with journey times to London Waterloo from 1hr 54mins.

PLANNING

An outline planning application was submitted to Dorset Council ([App ref. P/OUT/2022/04243](#)) and granted on 19 February 2024.

- *Demolish existing industrial buildings and erect 47 dwellings (outline application to determine access only).*

All documents associated with the consent are on the LPA website (link above) with salient documents included in the Technical Pack.

With regards to planning timeframes, it is important to note that Reserved Matters must be submitted by 18th February 2027.

TECHNICAL PACK

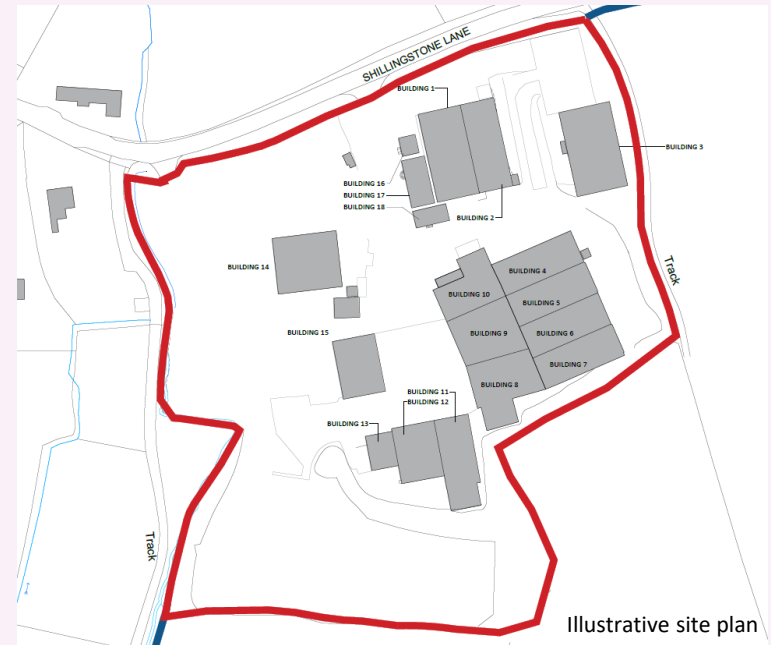
A technical information pack can be made available by contacting the Agents. The technical pack contains full detail of the existing site and the consented scheme.

METHOD OF SALE

The site is offered for sale by informal tender with vacant possession on completion. Offers are invited with a preference to be made on an unconditional basis and deferred terms will be considered.

Interested parties must contact the Agent for confirmation of the bid deadline.

A **Bid Pro Forma** is contained in the technical pack and must accompany any offer. In addition, we would welcome any supporting documents to illustrate your bid.



TENURE

The seller owns the freehold of the site being offered for sale, as outlined in red on the sale plan and consisting of the relevant parts of Land Registry Title No's DT324627 and DT324626.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

VAT

VAT will not be payable on the purchase price.

VIEWING

All viewings to be arranged via the Agent. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

CONTACT

If you would like to discuss the opportunity in more detail please contact:

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