

# EMPLOYMENT LAND

Salisbury Road, Shaftesbury, Dorset, SP7 8PT



## Key Highlights

- Site area of 2.2 acres (0.890308 ha)
- Development opportunity for various uses
- Flexible commercial uses to include a combination of a 72-bed hotel and approximately 1,394 sq. m (15,005 sq ft) of non-food retail or a 64-bed residential care home
- Lotted into two parcels of 1.4 acres (retail/ care) and 0.76 acres (hotel) but open to offers for the whole
- Freehold offers invited on a unconditional and conditional basis - Bid deadline **5pm 23 Feb 2024**

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## Executive Summary

This commercial site is located on Salisbury Road, Dorset, strategically positioned south of the A30 and east of Shaftesbury. It presents an exceptional opportunity for business ventures due to its prime location near major transportation routes, including the A30, which makes it easily accessible.

## Situation

Shaftesbury is a charming market town located in North Dorset, situated on the A30 road, about 20 miles (32 kilometres) west of Salisbury and near the border with Wiltshire. The town's hilltop location has led to its limited growth except towards the east, where it has expanded on flat plateau land. Shaftesbury is the only significant hilltop settlement in the county of Dorset, located approximately 215 meters above sea level. Additionally, it is one of England's highest towns situated on a greensand hill, on the edge of Cranbourne Chase.

The town offers stunning views of Blackmore Vale, part of the River Stour basin. As per the 2021 census, Shaftesbury's population was approximately 9,162.

According to recent data, the town has a total of 4,128 households, which are home to a population of 4,298 residents who are currently employed. These figures demonstrate that Shaftesbury is a thriving community with a strong economy. Shaftesbury's picturesque location and rich history make it a popular tourist destination, with visitors frequenting from all over the world to enjoy its beauty and cultural heritage.

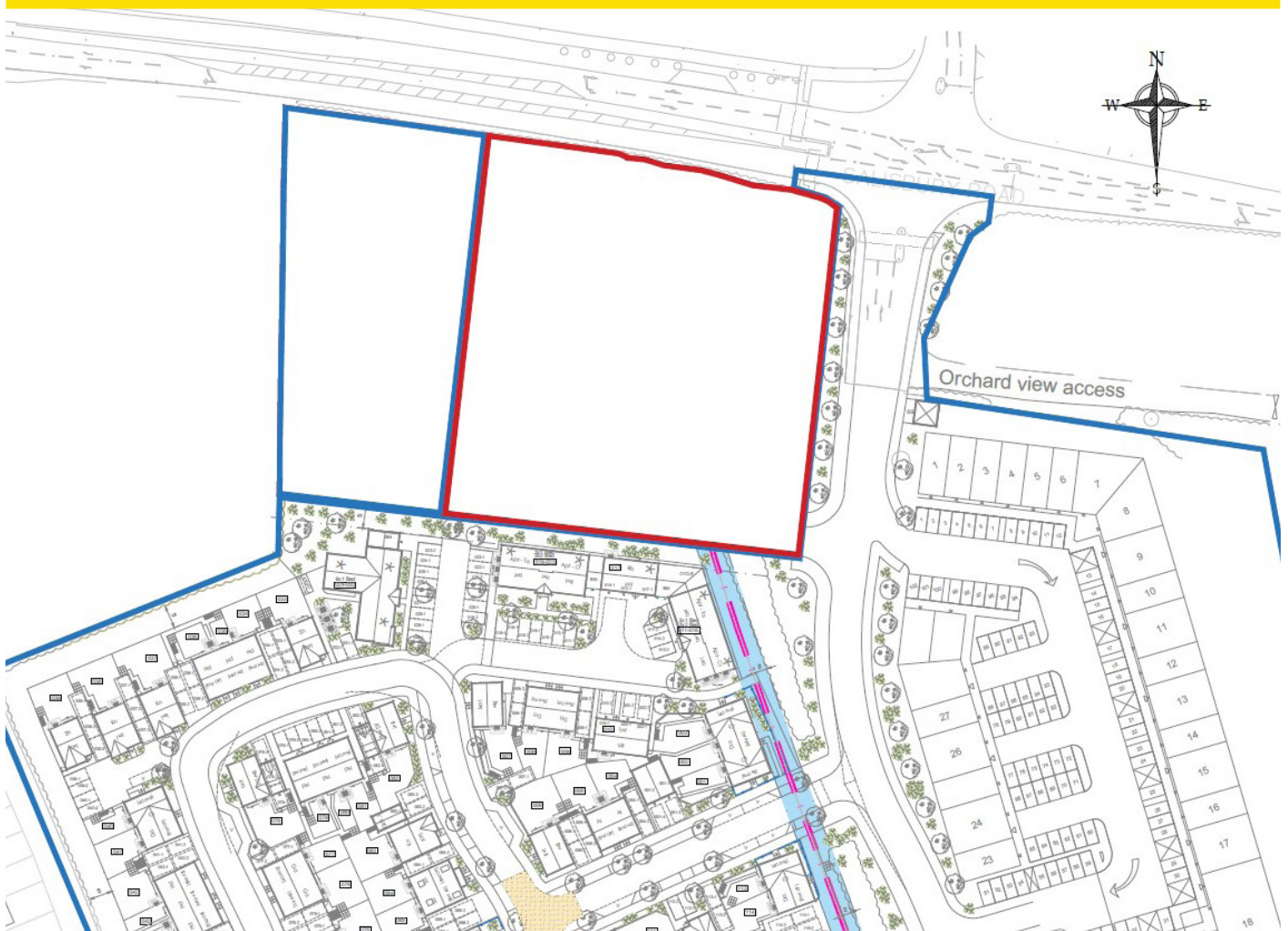
Persimmon Homes is currently building 55 new homes at 2 Melbury Beacon View, off Higher Blandford Road. Also South of the site there is a future planned residential development of 115 homes by Persimmon Homes. The application for residential development is currently pending and can be referred to as P/RES/2023/05407.

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## Description

The commercial site is spread across one large parcel of land, totalling approximately of 2.2 acres (0.890308 ha) and fronting the highway. The plot is surrounded by residential properties on the north and west sides, while the south of the site is the proposed future development of 115 houses which includes a new primary school. Directly adjacent to the west side of the plot, there is a commercial building with a couple of warehouses, a shop for A&R Tiles, and a single house.

The site has been approved for a combination of hotel and non-food retail or a residential care home. We have designated the plot into two lots (albeit we are open to offers for the whole) comprising of a non-food retail / care site (Red) of 1.4 acres (0.56 ha), and the hotel (Blue) measuring approximately 0.76 acres (0.30 ha). The specific outline consent for each respective lot include a 72-bed hotel and approximately 1,394 sq. m of non-food retail or a 64-bed residential care home.

## Tenure

Freehold subject to vacant possession.

## Planning

The site in question has been granted outline planning permission under application number 2/2018/1773/OUT. The consent allows for the development of land by erecting up to 135 dwelling units, starter units for industries, a primary school, flexible commercial uses including a combination of a hotel and non-food retail or residential care home, modification of vehicular access, formation of car parking, sports pitches, public open space, and associated works. This application was submitted to determine access to the site.

Additionally, the site has submitted a reserved matters planning application under application number P/RES/2023/05407 following the grant of outline planning permission No. APP/D1265/W/20/3259308 (LPA Ref. 2/2018/1773/OUT). The reserved matters application determines access (accessibility and circulation within the site), appearance, landscaping, layout, and scale. The application proposes erecting 115 dwelling units, garages, an electricity substation, the formation of roads, car parking, public open space, and ancillary development.

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Site boundary for indicative purposes only

## Services

We are advised all mains services are available to the edge of site. The service road which will service the two parcels will need to be considered and agreed between the two successful parties as part of any offer(s) made. Rights will be retained over this access road.

## Price

Offers invited unconditionally and subject to planning. Bid deadline for all offers is **5pm Friday 23 February 2024**.

## Local Authority

Dorset Council – [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## EPC

The site is currently vacant and therefore an EPC not applicable.

## VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

## Viewing

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

## AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

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## Contact

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