

Freehold Sites for Disposal in Dorset



Three greenfield sites in Dorset for disposal by Informal Tender:

- Rectory Lane, Child Okeford – 5.46 acres
- Holebrook Lane, Lydlinch – 2.23 acres
- Church Lane, Frampton – 4.92 acres



Land at Rectory Lane, Child Okeford

Summary

Size: 5.46 acres

Freehold Title number: DT370085

Tenure: Freehold

Local Authority: Dorset

Location

The site lies along the western boundary of the village and has strong transport links to surrounding areas. Blandford Forum is accessed via the A350, only 6.3 miles.

Further south along the A350, you have Bournemouth and Poole within reach, approx. 11.4 miles.

Description

The site is split into two separate parcels, A and B respectively. Both parcels consist of flat, agricultural land and bordered by hedgerows on all sides.

Method of Sale

Parcel A

Size: 4.85 acres

Offers are invited via an Option or Promotion Agreement.

Parcel B

Size: 0.61 acres

Offers are invited on a Subject to Planning Basis by Informal Tender.



Land at Rectory Lane, Child Okeford

Planning

The site has previously gone to pre-application (reference number: PRE/2020/0113/PREAPP). The Pre-App included plans for a small infill development to the eastern side of Parcel A, along Rectory Lane.

The site falls within the Child Okeford Vision Design Statement which states that 55% of the village would like to see very modest growth of small affordable houses.

Given its location and that the council considers this area to be a 'larger village', this site has potential to bring quality new homes to the area.

This site was also submitted to Dorset Council's SHLAA in December 2019 as part of their 'Call for Sites' consultation.

Full details may be requested from the selling agent.



Land at Holebrook Lane, Lydlinch

Summary

Size: 2.23 acres

Freehold Title Number: DT369919

Tenure: Freehold

Local Authority: North Dorset

Location

The site is located off Holebrook Lane, in the south-east of Lydlinch Village. There are good access routes from the south to Blandford Forum via the A367, approximately 11.3 miles.

To the north, the town of Shaftesbury can be accessed from the A357, approximately 11.3 miles.

Description

The site consists of flat agricultural land bordered by residential properties to the north and south, with open land to the east.

Gated access is provided along Holebrook Lane to the west, in the northern corner of the site.

Method of Sale

The site is offered for sale by informal tender on the following basis:

1. Subject to Planning
2. Via an Option or Promotion Agreement



Land at Holebrook Lane, Lydlinch

Planning

The front of the site north of the Glebe House has potential to be suitable for a small infill development.

The site has previously gone to pre-application (reference number: (PRE/2020/0114/PREAPP)).

As the Council faces housing land supply issues in this part of the County, this may present an opportunity to take the proposal to further application.

This site was also submitted to Dorset Council's SHLAA in December 2019 as part of their 'Call for Sites' consultation.

The land is currently tenanted with Vacant Possession from March 2024.

Full details may be requested from the selling agent.



Land at Church Lane, Frampton

Summary

Size: 4.92 acres

Freehold Title number: DT370037

Tenure: Freehold

Local Authority: Dorset

Location

This site has direct access to Dorchester via the A37, (6 miles). The seaside town of Weymouth is only a short distance further south along the via the A354, (14 miles).

Description

The land is currently tenanted agricultural land. Notice may be served once successful planning has been achieved.

Planning

The site lies within the Dorset Area Of Natural Beauty (AONB), however part of the site could be used to pursue a small development which could be appropriate for an exception site of First Homes site to respond to local need.

Method of Sale

The site is offered for sale by informal tender on the following basis:

1. Subject to Planning
2. Via an Option or Promotion Agreement

Full details may be requested from the selling agent

METHOD OF DISPOSAL

All sites are for sale by Informal Tender and must be received by BNP Paribas Real Estate before 2pm on the 12th of October 2023.

The vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers are advised to make their own enquiries as to the services.

VAT

All three sites are excluded from VAT but the seller reserves the right to do so.

FURTHER INFORMATION

The following information is available on request from the selling agent:

- Legal and Title Information for all three sites.
- Pre Application packs for Child Okeford and Lydlinch.
- Dorset Call for Sites Documentation for all three sites.

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