



RESIDENTIAL DEVELOPMENT OPPORTUNITY

**PURBECK VIEW SCHOOL
NORTHBROOK ROAD
SWANAGE
BH19 1PR**

OPPORTUNITY SUMMARY

A FANTASTIC OPPORTUNITY TO BRING FORWARD A RESIDENTIAL DEVELOPMENT ON A BROWNFIELD SITE IN A PREMIUM SOUTH COASTAL LOCATION.

- A residential housing led development opportunity.
- **Positive pre application response** for residential development of 92 dwellings alongside associated community space Freehold site extending to approximately **4.44 acres**.
- **Brownfield** land site.
- Former school site surrounded by residential dwellings.
- Located just 0.5 miles from Swanage town centre and a **short distance from the Jurassic coast**.
- **Excellent vantage point** overlooking the sea.
- Alternative uses including healthcare and education.
- **Freehold interest with vacant possession**.
- Offers invited on an **Unconditional Basis** by way of informal tender.



SITE LOCATION

PURBECK AND SWANAGE

Purbeck is a picturesque region on the southern coast, boasting stunning landscapes that blend rolling hills, dramatic cliffs, and beautiful beaches. Nestled within this area is Swanage, a charming seaside town renowned for its sandy shores and vibrant promenade. The surrounding Purbeck Hills offer breathtaking views and opportunities for walking and cycling.

With its rich geological heritage, Swanage also serves as a gateway to the Jurassic Coast, a UNESCO World Heritage site, making it a perfect destination for nature lovers. The blend of natural beauty and quaint charm makes Purbeck and Swanage a delightful location for house buyers.

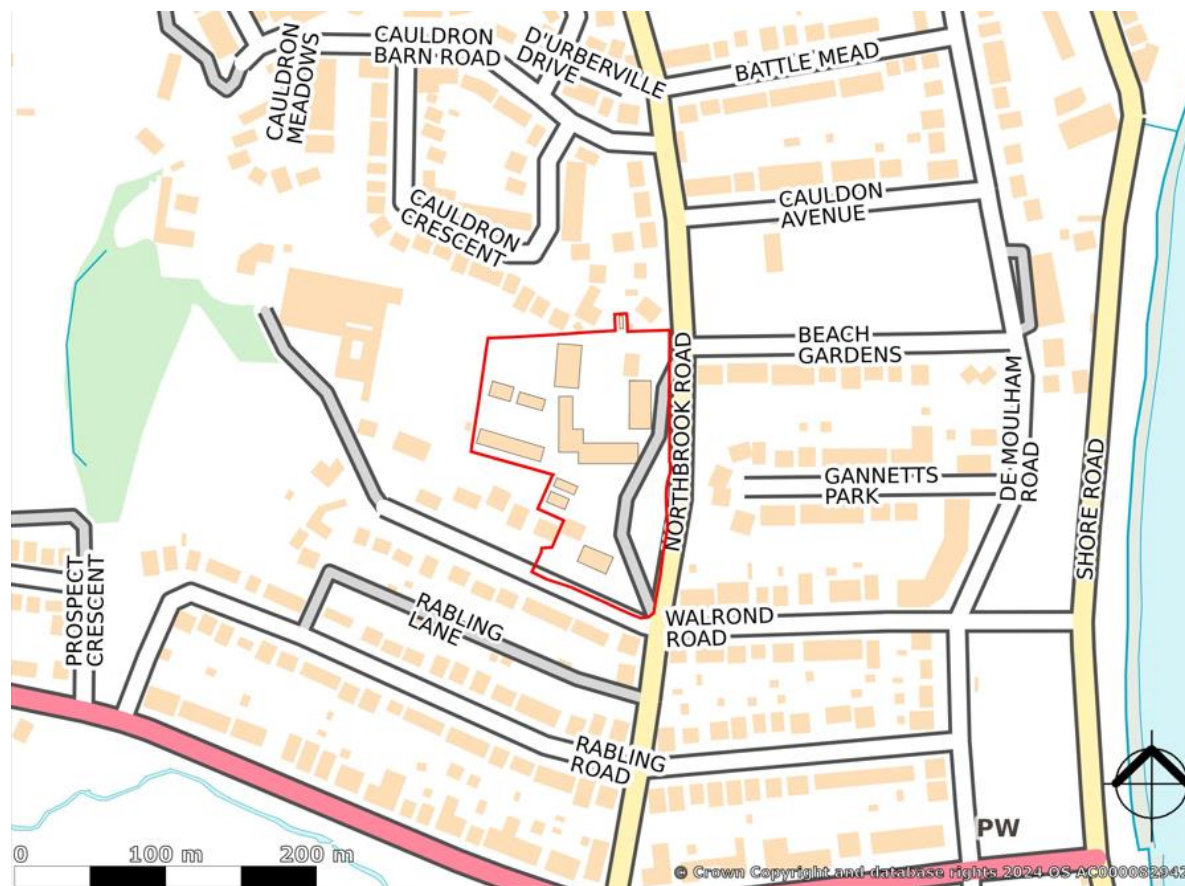
The immediate locality is made up by predominantly residential property however the wider area benefits from numerous independent local shops, as well as well-known brands along the High Street. There are also an abundance of amenities, with the Swanage Tennis Club, allotments, local golf course and many tourist attractions.

THE SITE

The site is located just north from the centre of Swanage, a coastal town in the southeast of Dorset. It is located south of Poole (as the crow flies) and has great connectivity to nearby larger towns such as Bournemouth.

The site is a c. 14-minute walk from the town centre (0.6 miles) and a 7-minute walk from the beach, it is located in the ideal area for residential living within the town. Notable other amenities are a Co-operative Food Store, Swanage Hospital and the Swanage Heritage Railway.

The specific location and topography, at the top of a hill, offers terrific views overlooking Swanage and the Jurassic Coast.



TRANSPORT AND CONNECTIVITY

BY RAIL

The site is well connected with a direct bus route from Swanage town centre to the nearest National Rail Station of Wareham. Wareham Station provides regular services to Bournemouth, taking just 24 minutes, and to Poole in 13 minutes. From Bournemouth there is a direct service to London Waterloo taking as little as 1 hour 49 minutes.

BY ROAD

The site benefits from good connectivity to the local main roads, being 0.2 miles from the A351 (Victoria Avenue), which takes you inland towards Wareham in 24 minutes (9.9 miles), Poole in 39 minutes (19.9 miles) and Bournemouth in 1 hour and 2 minutes (25.5 miles).

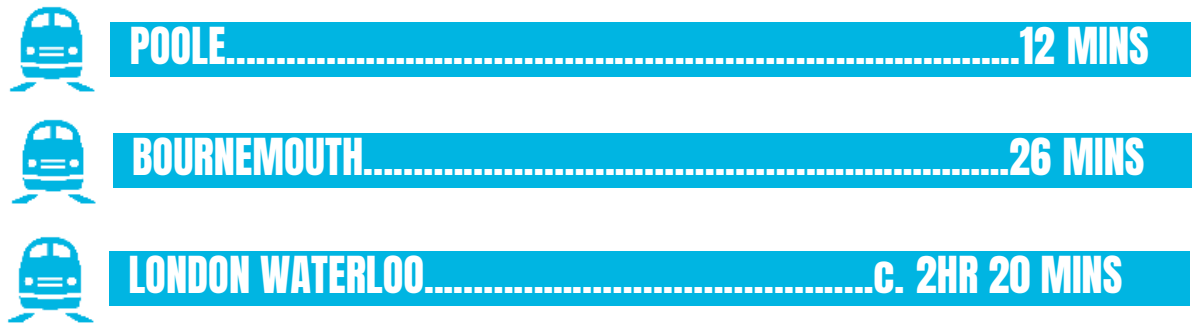
BY AIR

Bournemouth Airport is the closest in proximity to the site, being 27.6 miles north-east, accessible within a 1 hour 10-minute by car. Whilst Bristol Airport is a 2-hour 30-minute drive.

For more international flight access, it takes 4 hours 3 minutes to London Gatwick Airport via public transport and under 3 hours in a car.



TRAVEL TIMES BY RAIL (FROM WAREHAM)



SITE DESCRIPTION

EXISTING SITE

The existing site is 4.44 acres and comprises a number of vacant buildings having previously been operating as Purbeck View School.

The site falls under the jurisdiction of Purbeck Local Authority, a part of the wider Dorset County Council.

LEGAL

The site is held under the Freehold Title DT264518.

The title registers are available within the Data Room / a copy of the title document is available upon request.

TECHNICAL

A data room has been prepared which includes legal, technical and planning documents.

Access to the Data Room is available from Montagu Evans upon request.

Purchasers are advised to carry out their own due diligence.



PLANNING AND DEVELOPMENT

PRE-APPLICATION - MAY 24

The landowner has sought initial planning work, with a scheme drawn by Montford Pigott architects, for 92 units (53 houses and 39 flats), alongside associated community space having been submitted for pre app.

Written feedback was received in July '24 demonstrating an 'acceptance in principle' to the proposal of residential-led development subject to further detail in respect of density, design and impact on local heritage assets. A copy of the full pre app response providing greater detail on the principles of development and further detail required can be accessed within the supporting data room.

The site also backs onto another comparable site that is currently being taken through outline planning for 93 residential units (Ref – P/OUT/2024/03253) which will help to provide further planning precedent.

PLANNING POLICY

The site formerly fell under the jurisdiction of Purbeck District Council and Purbeck Local Plan 2018-2034.

In May 2018, it was agreed that 6 local authorities would merge to form a wider Dorset County Council. Since which they have been negotiating upon a new local plan, due to be adopted in May 2027.

LOCAL PLAN ENGAGEMENT

As part of the delivery of a new local plan, at the request of the LPA, the landowners have engaged with the early-stage scoping. With the plan unlikely to be adopted for c. 3 years, this will be largely irrelevant at this stage, however, does allow a purchaser to twin track an application with the fall back of a potential site allocation.

PLANNING POLICY

In addition to the current planning demonstration, Montagu Evans planning team have also provided a planning appraisal, giving an indication of LPA policy requirements and further context on the pre app response.



MARKET COMMENTARY

RESIDENTIAL

Despite the recent economic climate, the residential market remains resilient. In the wider area of Dorset, the average property is priced at £350,051, based on all residential property types.

The majority of sales in Swanage during the last year were flats, selling for an average price of £274,955. Detached properties sold for an average of £720,692, with terraced properties fetching £384,341.

Overall, sold prices in Swanage over the last year were up 3% on the previous year, and 13% up on the 2020 peak of £386,871.

Swanage is considered a premium location within the southern region, resulting in high buyer demand. The convenient position in close proximity to the town centre (14-minute walk) and beachfront (7-minute walk) will help to appeal to local buyers and provide strong market facing sales values.



LATER LIVING

The affluent demographic profile and high house prices make Swanage an attractive location for later living, including both retirement and care. The site is located in close proximity to the seafront amenities within the centre of Swanage.

Swanage and the surrounding Dorset local towns have an affluent and older population. In Swanage itself, 26.8% of the population are over 70 and 10.4% over 80 providing a strong catchment for a later living scheme.

For further information on Later Living please contact **Harry Charman** (harry.charman@montagu-evans.co.uk) / 07387 237 996.

EDUCATIONAL / HEALTHCARE

As a former school, the site can demonstrate great potential for continued use for educational use (use class F1).

Given the scale and dynamics of the current property, we believe there might also be potential for alternative uses (Subject to the necessary consents). Such uses include medical / healthcare (use class E) or leisure / local community uses (use class F2) both of which would benefit the local area.

THE SITE / LOCAL CONTEXT



FURTHER INFORMATION

TENURE

The Property is held Freehold under title reference DT264518.

VAT

We understand that the property is not elected for VAT.

DATA ROOM

the data room can be provided upon request

EPC

The EPC ratings for the existing buildings range from B-D. Certificates are available within the data room.

METHOD OF SALE

We are inviting offers by way of informal tender, with further information to be issued in due course.

INSPECTION

Site access is strictly by appointment only.

Please contact Montagu Evans to arrange site access.

PROPOSAL

Offers are invited on an unconditional basis.

ENQUIRIES

For all enquires and further information please contact:

LAND

ROBBIE CATLING

T: 07824 355 001
E: Robbie.catling@montagu-evans.co.uk

ANTHONY SHAW

T: 07818 012 464
E: Anthony.shaw@montagu-evans.co.uk

PALOMA CALVERT

T: 07920 726 274
E: paloma.calvert@montagu-evans.co.uk

PLANNING

TOM COLE

T: 07825 357 061
E: tom.cole@montagu-evans.co.uk



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October 2024