

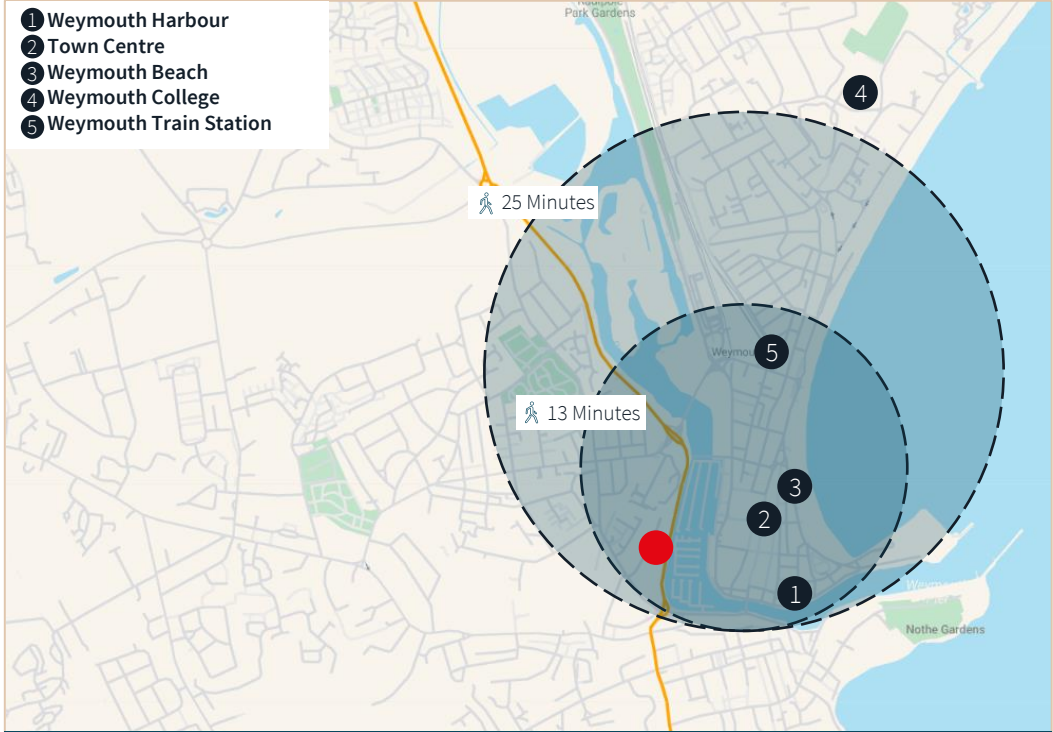


 **JLL** SEE A BRIGHTER WAY





For Sale

Land at Newstead Road, Weymouth, DT4 8JE

An exceptional opportunity to acquire a prominent central site with significant redevelopment potential



Key Travel Times

| Location Statistics |  |  |  |  |
|------------------------|---|---|---|--|
| Weymouth Harbour | 3 mins | 3 mins | 4 mins | 11 mins |
| Town Centre | 3 mins | 4 mins | 9 mins | 10 mins |
| Weymouth Beach | 4 mins | 4 mins | 10 mins | 11 mins |
| Weymouth College | 10 mins | 9 mins | 25 mins | 27 mins |
| Weymouth Train Station | 4 mins | 8 mins | 6 mins | 12 mins |

Opportunity Highlights

- An exceptional opportunity to acquire a prominent central site with significant redevelopment potential for a variety of uses (subject to obtaining the necessary consents)
- An attractive location in the popular seaside town of Weymouth, situated in a desirable residential area with fantastic views over the Marina and Weymouth Bay
- A gross site area extending to approximately 1.9 acres (0.8 hectares)
- Positive pre-application response for a potential residential-led development from Dorset Council including residential, commercial and care uses
- It is the Vendor’s strong preference to dispose of the site unconditionally, although alternative proposals may be considered
- Freehold

Location and Connectivity

Weymouth is a popular tourist destination situated in the county of Dorset with a population of around 53,000, located on the UNESCO World Heritage Site Jurassic Coast. The seaside town has seen significant investment in recent years including Weymouth Quay Regeneration and Weymouth Station Gateway transformation.

Weymouth is located approximately 8 miles from the A35 which connects Exeter in the west to Poole in the east. The county town of Dorchester is located 8 miles north of Weymouth, via Westwey Road (A354).

Weymouth Railway Station (located approximately 0.6 miles from the site) provides access to Poole, Bournemouth, Southampton, London Waterloo and Gloucester. Direct trains to London Waterloo takes approximately 3 hours, with journeys to Poole taking 46 minutes.

The site is located 0.4 miles to the west of Weymouth town centre. The site is bounded by an industrial unit to the north, residential dwellings to the west, the A354 Westwey Road and Weymouth Marina to the east and Weymouth Law Courts and Fitness Centre to the south.

Access to the site for both pedestrians and vehicles is provided via Newstead Road.

The Opportunity

The site represents an exceptionally rare and exciting opportunity to acquire a well-located brownfield site with significant redevelopment potential for a variety of uses (subject to planning) in the heart of Weymouth.

The site occupies a prominent waterside location with fantastic views over the Marina and the wider Weymouth Bay. The opportunity offers significant redevelopment potential with a positive pre-application response issued by Dorset Council providing positive support for the proposed wider land use and residential-led principles.

Given the positive planning context, the site offers an excellent opportunity to redevelop and deliver a scheme of significant scale which is likely to attract strong demand for a range of living uses.

The site extends approximately 1.9 acres (0.8 hectares) and comprises a former gas holder site, previously occupied by National Grid. Since being decommissioned in 2021, the gas holders have been removed from the site.



Planning

The site lies within the administration area of Dorset Council and falls within the Weymouth Town Centre Strategy Area (WEY 1). Specifically, the Westwey Road and North Quay Area (WEY 7), which is identified for mixed use development.

The vendor undertook pre-application engagement in November 2021 with Dorset Council to test the following schemes:

- Residential apartment scheme - 110 units over part 4 and part 5 storeys with ground floor commercial.
- Residential apartment & townhouse scheme - 76 apartments over part 4 and part 5 storeys with ground floor commercial and 18 townhouses.
- Residential apartment & care scheme – 76 apartments over part 4 and part 5 storeys with ground floor commercial and 60-bedroom care home.

Dorset Council were receptive and responded positively to the redevelopment of the site for a mix of uses. Full details of the feasibility pack and pre-application response are contained within the data room.



Indicative CGI Images - Pre-Application Proposals (Boyle + Summers)



Method of Sale

The Freehold interest is offered for sale by Informal Tender. On behalf of National Grid, JLL are instructed to dispose of the site with a strong preference for offers sought on an unconditional basis. Alternative proposals (conditional/subject to planning) may be considered on their own merits but will require confirmation of the detail of any conditions to be clearly provided as part of your offer.

For your offer to be compliant, please respond to the specific requirements set out in the bid proforma. Offers are to be submitted by email to Nicholas Rumble and Daniel Jay of JLL by midday 28th September 2023 in accordance with bidding guidance.

Full details relating to the submission of offers and bidding guidance are contained within the data room.

The vendors are not obliged to accept the highest offer or indeed any offer. They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

Data Room

A comprehensive data room comprising relevant supporting planning and technical information undertaken to date is available on request from JLL.

Please note that access to the data room will be subject to a Non-Disclosure Agreement. The information contained within the data room must not be shared with any other party and must be treated strictly confidential.

Environmental Provisions

The site will be sold subject to the vendor's standard environmental provisions, which are set out in full in the draft heads of terms contained within the data room.

Remediation

Offers are invited on two proposed options:

- **Option A:** The purchaser to undertake all remediation works. The Vendor will sell the land in its current condition based on the Site Investigation factual data contained within the data room. For the avoidance of doubt the Vendor will not undertake further remediation work.
- **Option B:** The vendor to undertake statutory remediation works to render the site suitable for open storage (commercial) use at the point of sale.

Please see the bidding guidance for further information.

Legal & Title

The site is held Freehold. The land edged in blue on the below plan is outside of the vendor's ownership and therefore does not form part of the disposal. Further details and title information is available within the data room.

Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries.

VAT

The site is elected for VAT purposes which will be chargeable on the sale. Please express any offer exclusive of VAT.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents before the transaction is completed.

Viewings

The site is secure, and viewings are strictly by appointment only with the sole agents, JLL.

Subject to Contract. August 2023

Indicative Boundary Plan



Please note, the land edged in blue on the above Indicative Boundary Plan is outside of the vendor's ownership and therefore does not form part of the disposal. However, subject to kit relocation, the land edged blue may be surplus to requirements. Please contact JLL for further information.



For further information please contact:

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