



**CHURCHILL**  
BUSINESS PARK

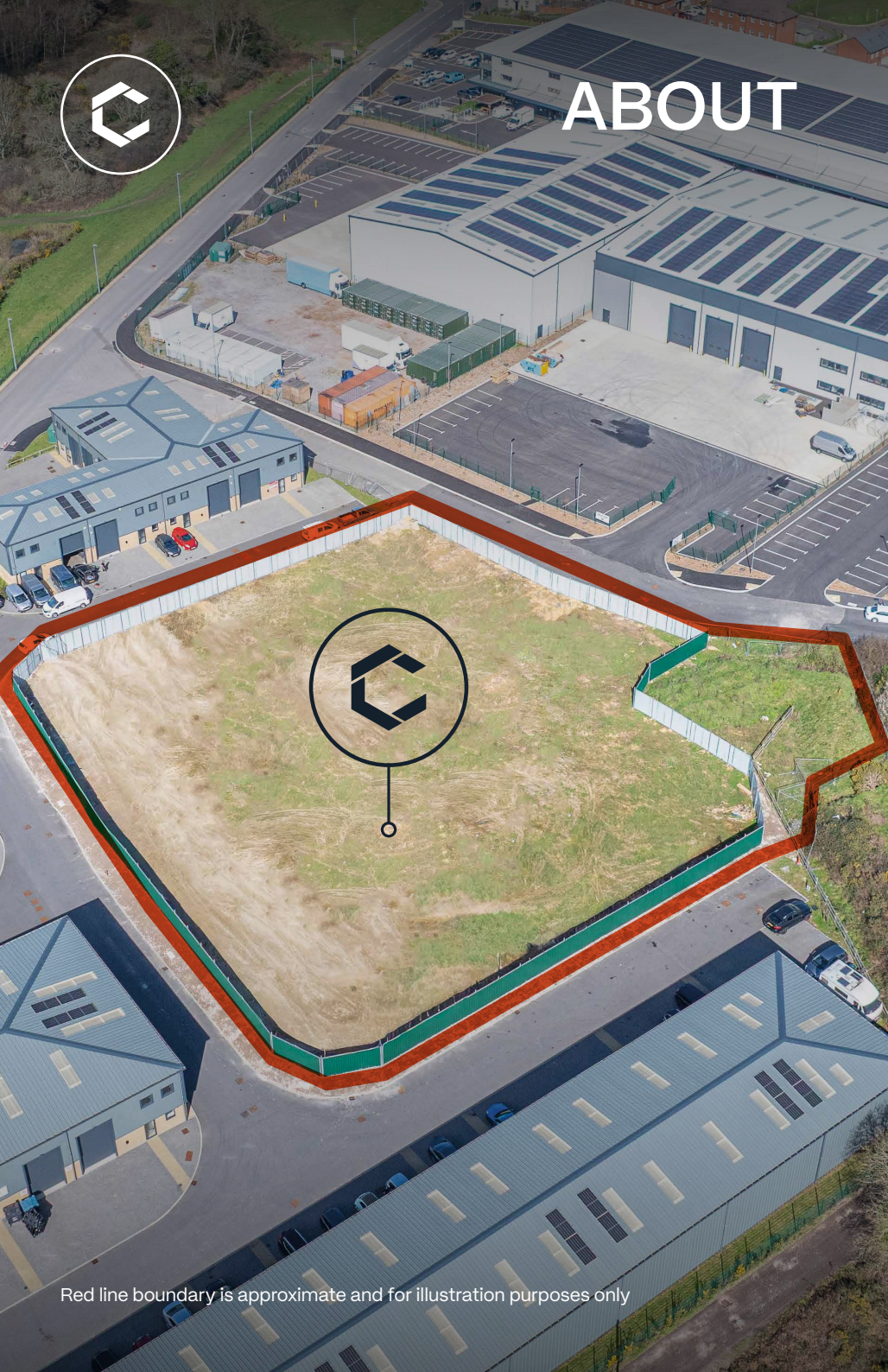
# INDUSTRIAL DEVELOPMENT SITE AT CHURCHILL BUSINESS PARK

Provence Drive, Poole, Dorset, BH11 9FA  
DEVELOPMENT SITE FOR SALE

1.238 acres



# ABOUT



Red line boundary is approximate and for illustration purposes only

The development site is Phase 2 of Churchill Business Park. Phase 1 was constructed in 2023 and comprises 27 industrial units arranged across four blocks. The development site (Phase 2) has planning consent for 21,000 sq ft ground floor area. The development site is a level, regular-shaped site which has a right of access through Phase 1.



Rare opportunity to purchase a development site



Outline consent for Classes B1c (light industrial), Class B2 and B8 uses



1.238 acres

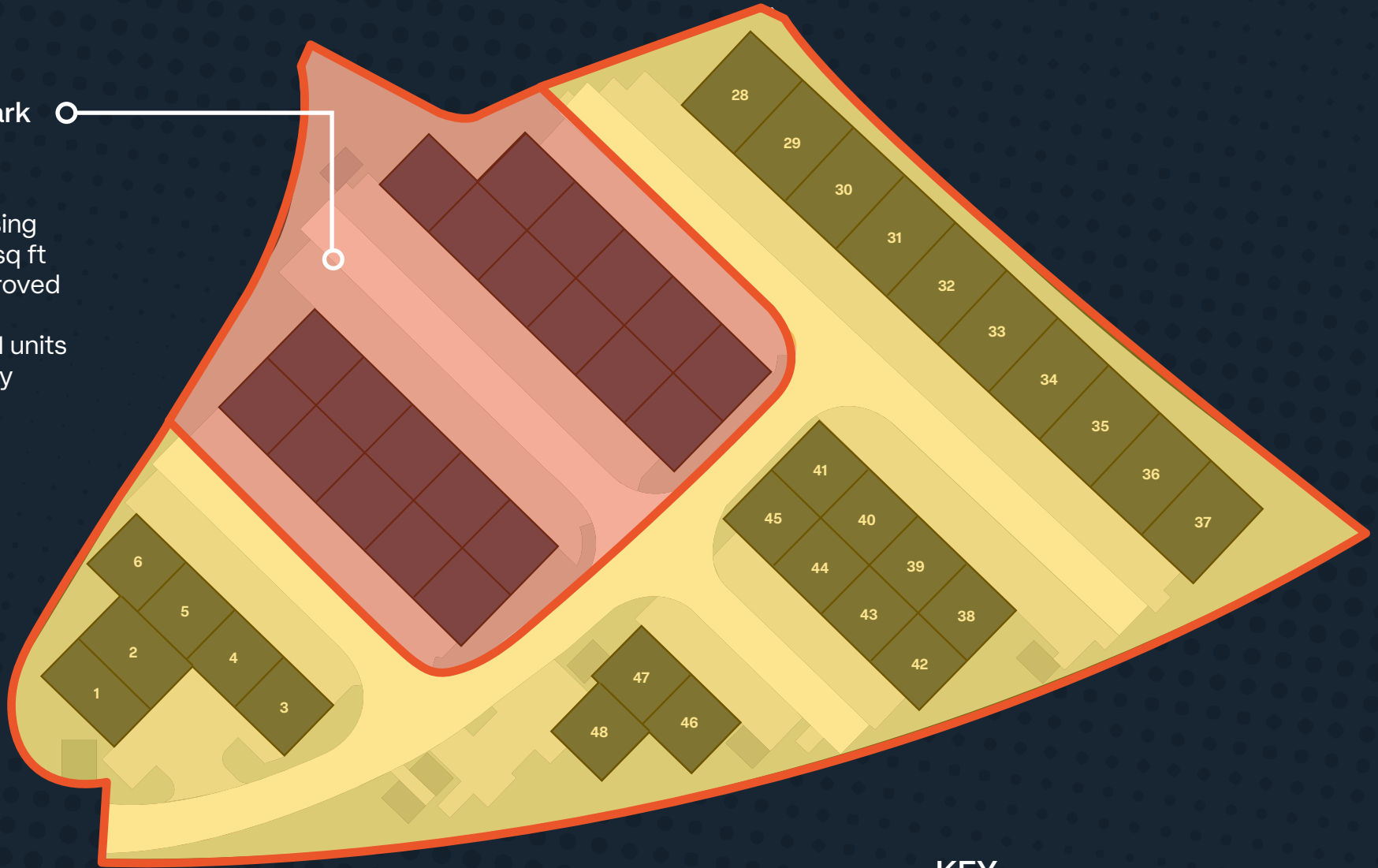
## Development Plan



# THE OPPORTUNITY

## Proposed Phase 2 of Churchill Business Park

Phase 1 consists of 27 industrial units comprising approximately 46,000 sq ft (4,267.2 sq m). The approved planning consent for Phase 2 consisted of 21 units providing approximately 21,000 sq ft (1,951 sq m) of ground floor area.



### KEY



Phase 1



Phase 2



**CHURCHILL**  
BUSINESS PARK



CANFORD VALE DEVELOPMENT

<<A31/M27

RINGWOOD ROAD (A348)

MAGNA ROAD (A341)

Country Fare  
Foodservice

PROVENCE DRIVE

MAGNA 20

MEDEQUIP

MAGNA 40  
PROPOSED C.27,500 SQ FT  
INDUSTRIAL DEVELOPMENT

DEVELOPMENT SITE

Red line boundary is approximate and for illustration purposes only

# LOCATION

Churchill Business Park is located on Provence Drive which is accessed from the A341 Magna Road which connects directly with the A348 Ringwood Road providing main road communications throughout the conurbation.

Churchill Business Park forms part of the Magna Park development which includes occupiers such as Country Fare and Medequip.



What Three Words  
[reflect.optscouts](#)



By Car

**A31:** 3 miles

**Bournemouth Airport:** 6 miles

**Poole Train Station:** 7 miles

**Bournemouth Train Station:** 7 miles

**Poole Ferry Terminal:** 8.5 miles





## CHURCHILL BUSINESS PARK

### Plot Size

The plot extends to approx. 1.238 acres

### Planning Permission

Outline permission was granted for the delivery of up to 16,000 sqm of employment floorspace within Use Classes B1c (light industrial), Class B2 and B8 uses (not including special industrial groups A-E (use classes B3-B7) in the Town and Country Planning Use Classes Order (1987), together with associated parking, access from Magna Road and provision of infrastructure link to Canford Magna site control centre. Planning consent reference: **APP/17/00007/P**.

Reserved Matters consent was granted for Churchill Business Park to deliver 47 units. **Application reference: APP/21/01186/F**.

### Service Charge

There is an estate service charge payable. Interested parties are advised to make further enquiries.

### AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

### VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

### DATA ROOM

Data Room access can be provided to interested parties, please request details.

### Viewings

Strictly by appointment through the sole agent.

### Price

Price on Application

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Enquiries & Viewings

**Bryony Thompson**  
bthompson@vailwilliams.com  
07741 145 629

**Ben Duly**  
BDuly@vailwilliams.com  
07771 542132



### Disclaimer

Vail Williams on its behalf and for the Vendors or Lessors of this property who's Agents they are, give notice that:

These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.