

**DEVELOPMENT SITE AT CHURCHILL BUSINESS PARK,
PROVENCE DRIVE, POOLE, BH11 9FA**

DEVELOPMENT LAND FOR SALE
1.24 ACRES (0.50 HECTARES)



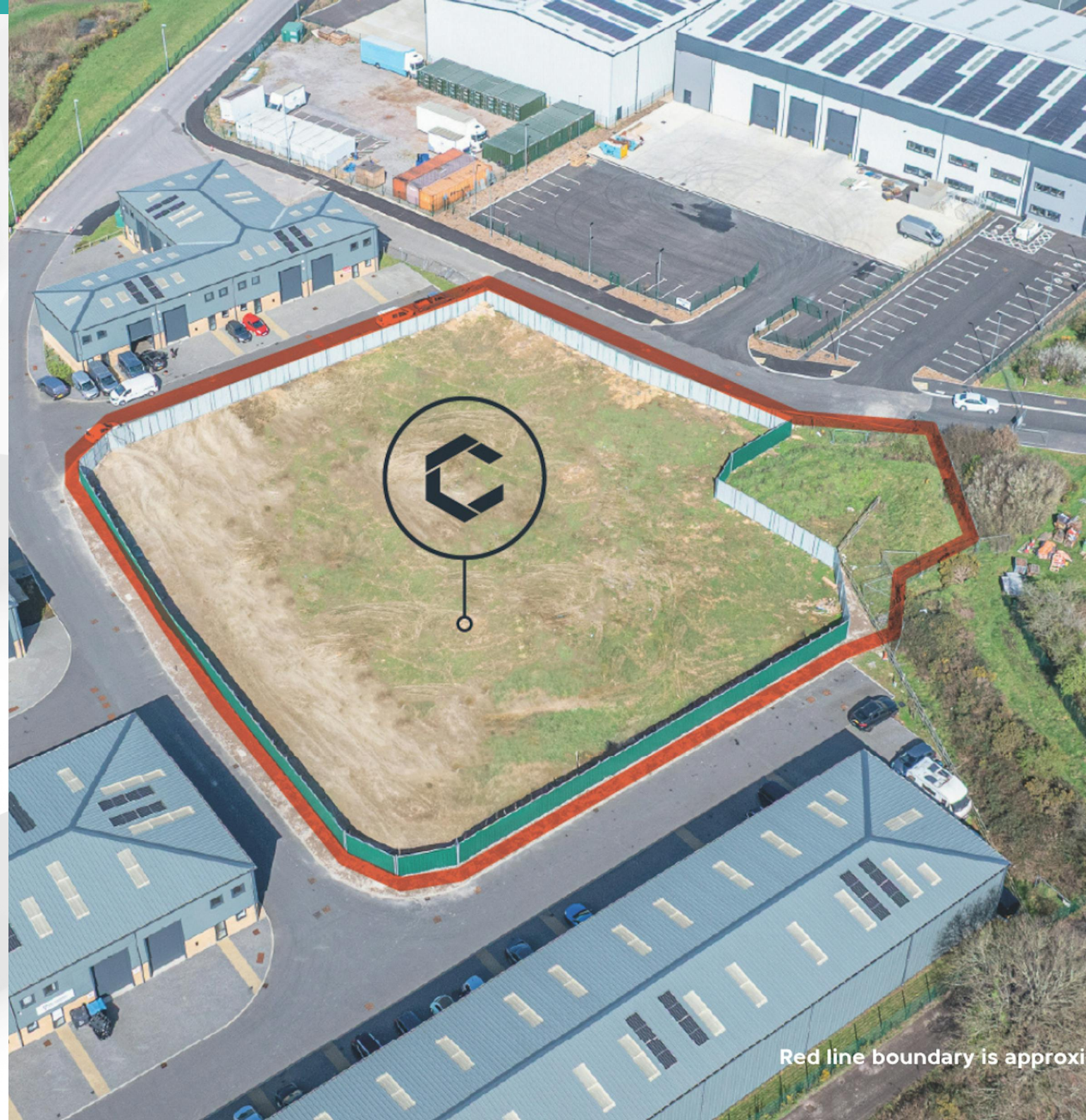
Summary

FOR SALE – DEVELOPMENT SITE

1.238 acres

Available Size	1.24 Acres
Price	£1,000,000 exclusive of VAT
EPC Rating	EPC exempt - No building present

- Rare opportunity to purchase a development site in Poole
- Outline consent for Classes B1c (light industrial), Class B2 and B8 uses
- 1.238 acre site



Red line boundary is approxi

Location



**Development Site at Churchill
Business Park Provence Drive,
Poole, BH11 9FA**

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.



Further Details

Description

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.

Viewings

Strictly by appointment through the sole agent.

Summary of Accommodation

The plot extends to approx. 1.238 acres.

Planning Permission

Outline permission was granted for the delivery of up to 16,000 sq m 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 urged 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.

Legal Costs

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



Enquiries & Viewings



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**Vail
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