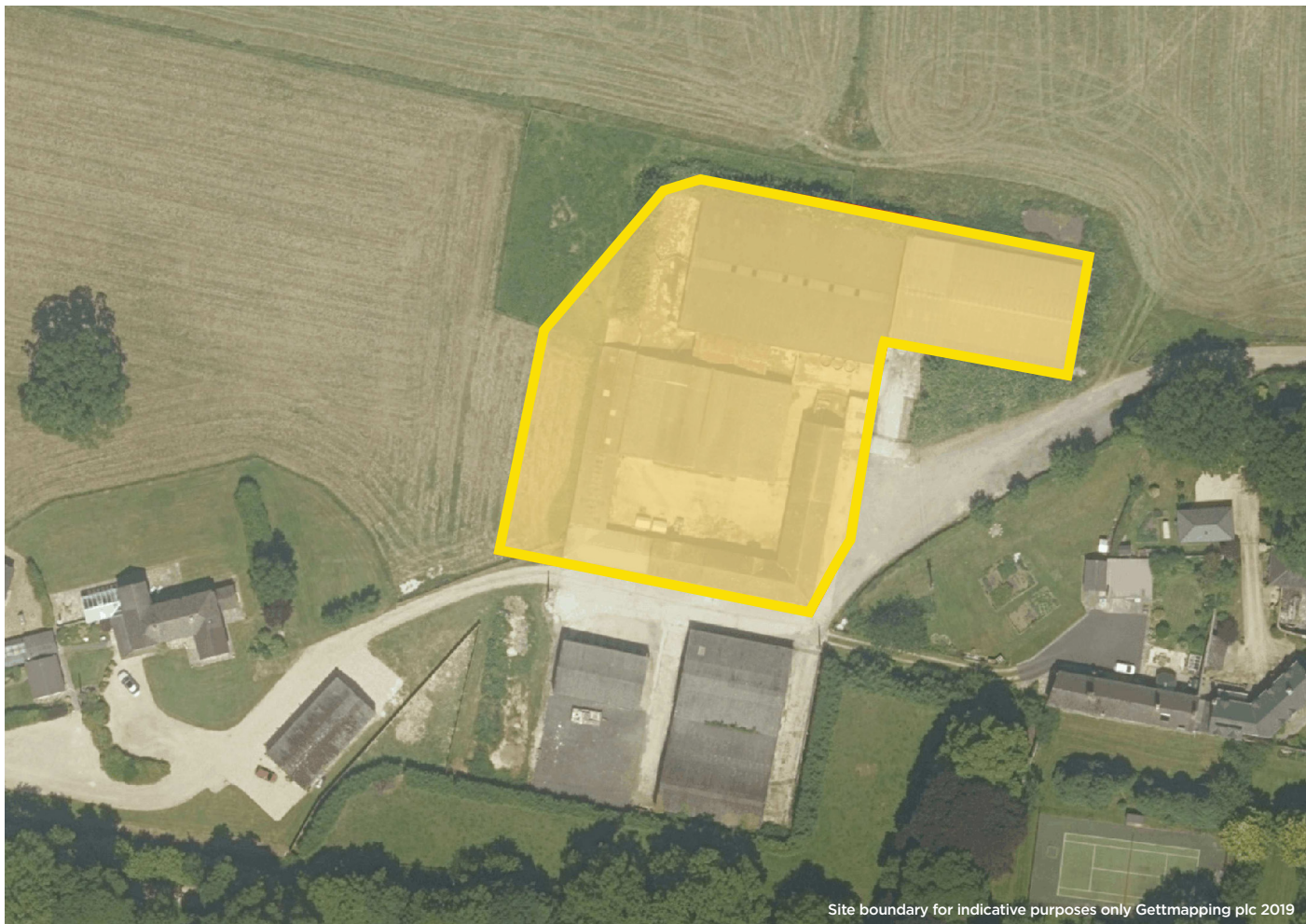


FROME WHITFIELD FARM BUILDINGS & OUTBUILDINGS

Dorchester DT2 7RY



Site boundary for indicative purposes only Getmapping plc 2019

Key Highlights

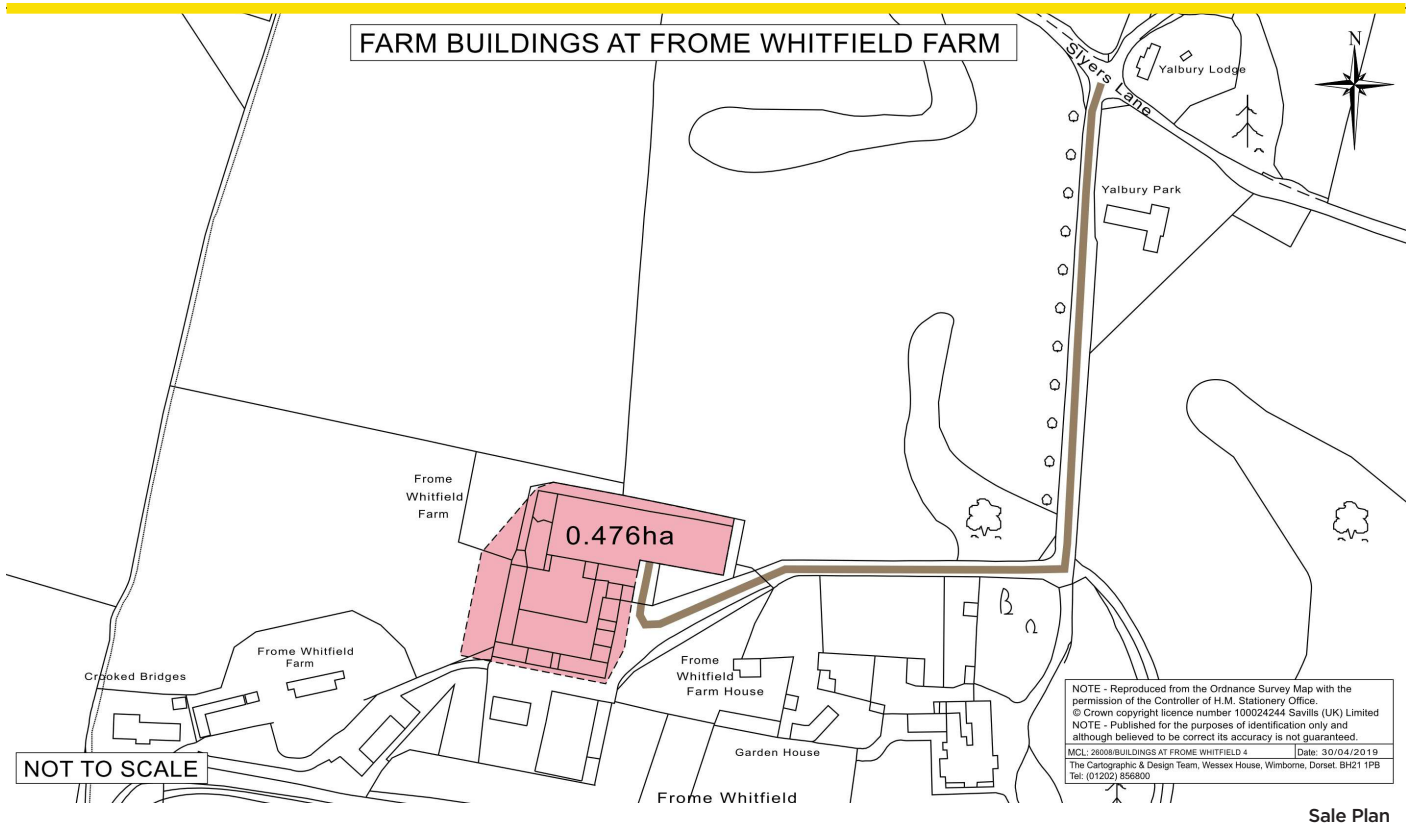
- Residential development opportunity extending to 1.18 Acres (0.476 Hectares) with a long extant planning permission for the creation of four, 2 and 3 bed dwellings
- Rural setting less than 2 miles from Dorchester
- For Sale by Private Treaty
- Offers Invited

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Sale Plan

The Property

The site consists of a range of traditional agricultural buildings dating from 1883 in a courtyard configuration and constructed largely of stone and brick with slate roof tiles and metal profile roof sheets. Adjacent to the courtyard there are two further agricultural buildings of portal frame construction and a covered yard. The brick buildings are not listed and are set within 1.18 acres, as shown coloured pink on the Sale Plan. Further land may be available by negotiation.

Accommodation Schedule

UNIT	BEDS	SQ M	SQ FT
Unit 1	2B 2 storey	122	1,300
Unit 2	3B 1 storey	135	1,450
Unit 3	3B 1 storey	154	1,650
Unit 4	3B 1 storey	126	1,350

Please note that these areas are only approximations having been scaled off the 1992 application floor plans.

Location

The site is positioned in a cluster of agricultural buildings in a farm complex known as Frome Whitfield Farm. The hamlet of Frome Whitfield is located in the Frome Valley about 2.9 km (1.8 miles) to the north of Dorchester, which is the county town of Dorset. The site is approached from the east along a gravelled farm track owned by the vendor and leading to Slyer's Lane. The B3147 and B3143 run broadly to the east and west of the Property, providing links to Dorchester town centre to the south and Poundbury to the west. Dorchester is situated about 39 km (24 miles) west of Poole and 14km (9 miles) north of Weymouth. The town lies on the A35 which links Poole to Honiton and onwards to Exeter. The site is less than 2 miles from Dorchester South Railway Station providing direct trains to London Waterloo.

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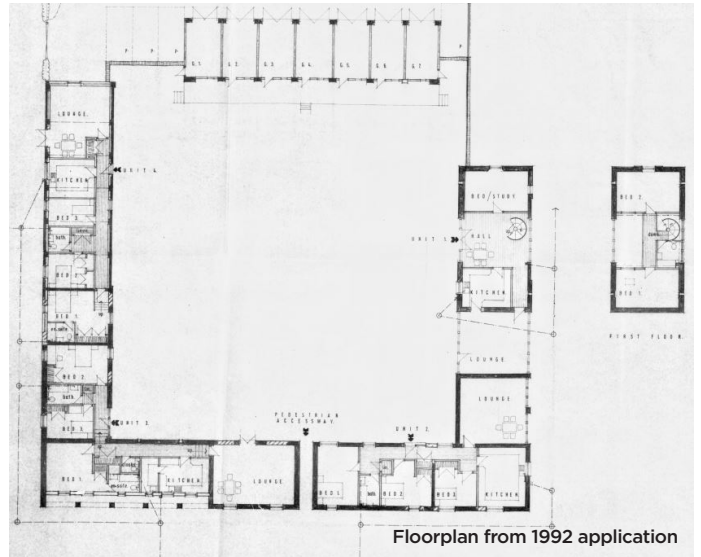
Photographs Savills April 2019



Photographs Savills April 2019



Photographs Savills April 2019



Floorplan from 1992 application

Planning Summary

A number of planning applications have been submitted to West Dorset District Council in connection with the buildings within the sale area. A detailed planning chronology and supporting plans are available for inspection in the marketing information pack, available from the Selling Agents on request.

The range of traditional agricultural buildings benefit from planning permission granted on the 18th March 1992 for alterations to convert the barns to 4 dwellings with garaging subject to 7 planning conditions (WDDC Ref: 1/E/92/0022F) The planning permission was granted a Certificate of Lawful Use or Development (CLEUD) dated 21st July 1998. The 1992 consent was granted subject to a condition (no. 5) requiring the removal of the agricultural structures to the south of the site prior to residential occupation. An application for relief from condition no. 5 was approved 11th December 2006.

A letter dated 13th February 2019 from West Dorset District Council Planning department confirms that the 1992 permission is extant and the development could be completed in accordance with the approved plans and planning conditions.

PLEASE CONTACT THE SELLING AGENTS FOR FURTHER DETAILS AND COPIES OF THE PLANNING DOCUMENTS AND PLANS.

Services

Drainage: The planning consent (ref: 1/E/92/0022F) was granted subject to a condition stating that foul drainage for the development shall be provided by way of a sealed cess pit only. A Buyer may seek to alter the proposed foul drainage system to a more appropriate modern system. The vendor is also willing to grant easements for mains sewerage connection to the main sewer available in the retained field lying north of the development if so requested by the developer and may place his own pipe in the same trench.

Electricity: An overhead mains electricity cable passes along the southern boundary of the site and connects to the southern elevation of the courtyard buildings.

Water: The vendor will grant easements for water connection to the mains available in the field lying to the north of the development and the vendor may place his own pipe in the same trench.

The vendor will reserve the right to vary the route of any easements granted for the benefit of the sale area providing the alternative route is no less commodious than the initial rights granted.

Overage

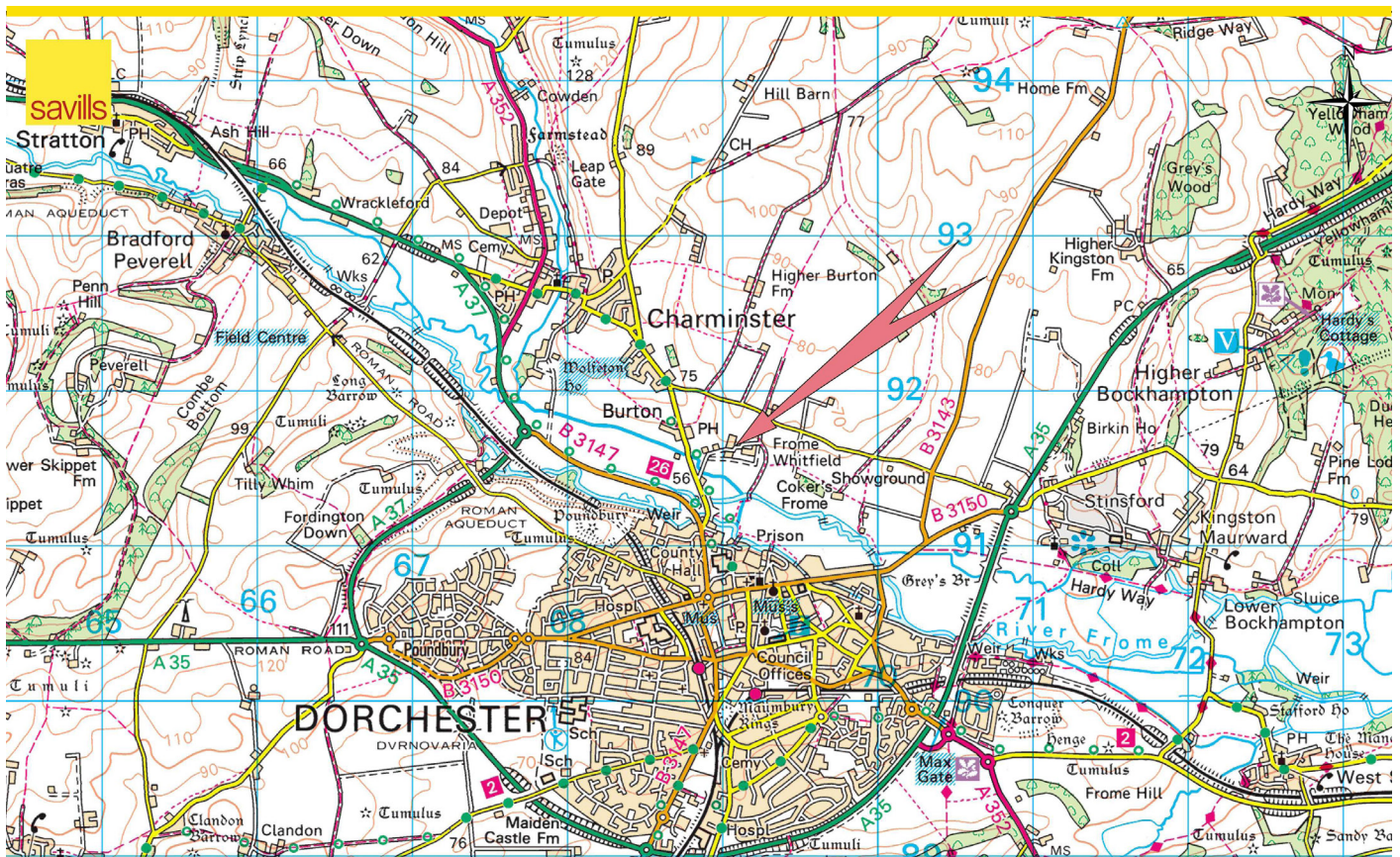
The parties are to agree an Overage Agreement for development beyond the scheme approved in the extant planning permission.

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Location Plan. Not to Scale

Tenure

The site coloured pink on the sale plan is to be sold freehold with vacant possession being provided on completion. A right of way over the vendor's retained land will be granted over the track coloured brown on the sale plan.

The Property will be sold subject to restrictive covenants for the regulation of access and car parking.

Marketing Information Pack

- Sale Plan
- Planning Summary and Planning Documents
- Legal Information
- Marketing information pack available on request

Method of Sale

Unconditional offers and offers subject to planning permission are invited. The site will be sold by private treaty and interested parties are requested to make their interest known to the Selling Agents so that they can be kept advised of the timetable for submission of proposals.

Viewing

All on-site inspections are to be arranged through Savills. Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site with the Selling Agents.

Local Authority

Dorset Council
 South Walks House
 South Walks Road
 Dorchester
 Dorset
 DT1 1UZ

Contact

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