

OPTION/PROMOTION LAND or FREEHOLD

BK Bruton Knowles

est.1862

Land off Wimborne Road, Corfe Mullen, Dorset

Site Area: Approximately 5.44 acres (2.2 Ha)



Plan is for indicative use only



Strategic Land – For Promotion/Option Only

LOCATION (SAT NAV: BH21 3DN)

The site lies to the northern edge of the Dorset village of Corfe Mullen, in an area referred to as the East End. Corfe Mullen is located on the edge of Broadstone and forms part of the outer suburbs of the main Poole and Bournemouth conurbation.

Corfe Mullen benefits from a range of services and amenities including five schools, a number of pubs and restaurants, a convenience store, medical centre, library and recreational ground.

The larger urban centres of Wimborne (3 miles), Poole (6 miles), Wareham (8 miles), Bournemouth (9 miles), Blandford Forum (14 miles) offer an excellent choice of employment, educational, leisure, retail and cultural facilities within a short distance.

Corfe Mullen benefits from good transport links to the wider region, with A31 0.5 miles to the north of the site and the A350 accessible 2 miles to the south west. Poole railway station is located 6 miles to the south, with the South West Main Line providing direct services to London Waterloo.

DESCRIPTION

The site, edged in red for illustrative purposes, extends to approximately 5.44 acres (2.2 ha) of predominantly flat agricultural land, with frontage onto Wimborne Road to the west and an additional frontage onto Lambs Green Lane to the north. The majority of the parcel's boundaries are fenced and bordered by mature trees/hedges. Residential dwellings surround the site to the south and west, with open land to the north and east. There are no public rights of way across the land.

PLANNING

The site is located within the jurisdiction of the former East Dorset District Council, where the *Christchurch and East Dorset Local Plan Part 1 - Core Strategy* was adopted in April 2014.

This district and its council were abolished on 1 April 2019 and, together with the other 4 Dorset districts outside the greater Bournemouth area, formed a new Dorset unitary authority. Dorset Council are currently working on a new Local Plan to be adopted in spring 2023. The existing adopted Local Plans of the former council areas, including that of Christchurch and East Dorset, will remain in place until this new Local Plan is adopted.

The site lies within the South West Hampshire Green Belt and is within a Groundwater Source Protection Zone.

The landowner and its consultant submitted an Outline Planning Application (3/20/0343/OUT) for the erection of up to 69 new dwellings, including 24 affordable dwellings, and the formation of new access was withdrawn on 3rd November 2020.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=372318>

This Application was resubmitted in 2021, with an amended Outline Planning Application for the erection of up to 43 dwellings (15 affordable dwellings) and the formation of a new access. This application was refused in November 2021 and was not appealed.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=375290>

VIEWING

Viewing strictly by appointment only.

TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Further, the landowner may consider freehold offers for the site.

All offers should be received by Bruton Knowles by **Tuesday 8th November 2022** via email to:

jazmin.scanlan@brutonknowles.co.uk.

Subject to Contract

October 2022



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