

# For Sale



## Land off South Street

**Bridport  
Dorset  
DT6 3NP**

**2.62 acres (1.06 hectares)**

Development site on the edge of the town centre

**alder king**

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## LOCATION

The site is located with access directly from South Street a short walking distance from the town centre.

Bridport is a vibrant and historic market town, well known for its artistic and musical culture, with amenities including an Arts Centre, Museum, Leisure Centre and a range of local services. Bridport has a resident population of approximately 13,000 but serves a wider catchment, and is surrounded by many beautiful hills and rolling countryside and lies just over a mile inland from the coast.

The site is in close proximity to a Morrison's foodstore and is easily accessed from the A35 trunk road.



## DESCRIPTION

The site lies adjacent to the River Brit and enjoys a pleasant southerly aspect. It comprises two separate parcels of land totalling 2.62 acres (1.06 ha), offered as a single lot as shown, on an irregular shaped level site currently used as concrete batching plant and aggregates yard. The boundaries are identified on the attached Ordinance Survey extract. The site will be

cleared of all plant but otherwise left in its existing condition.

To the North of the site is residential development which was constructed within the last twenty years on what was also part of this ownership.

The River Brit runs to the West of the site. To the South of the site there is mixed commercial development.

## PLANNING

Pre-application consultation with West Dorset District Council has established that the site has potential for a housing lead redevelopment scheme with an element of retail, employment or community use.

Representations on the Draft Local Plan, to facilitate such uses, have been submitted on behalf of the landowners.

The position of the site may make it particularly suitable for a retirement housing scheme on part.

Applicants should make their own enquiries with the local planning authority, West Dorset District Council. Telephone: 01305 251010.

## TERMS

The site is to be sold freehold.

## METHOD OF SALE

The site is offered by way of informal tender. The closing date for bids is **Friday 4<sup>th</sup> April 2014**. The vendors reserve the right not to accept the highest or any offer.

## TECHNICAL INFORMATION

A technical information pack is available upon request in CD format. Neither the Vendors nor the agents can ensure the accuracy of the third party reports.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT



implications before entering into any agreement.

## VIEWING INFORMATION

## ARRANGEMENTS/FURTHER

### THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Strictly by prior appointment with the joint sole agents:-

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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### ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Contact Scott Rossiter  
Tel 01392 353080  
Fax 01392 353081  
Email [srossiter@alderking.com](mailto:srossiter@alderking.com)

Or contact the joint marketing agents:-

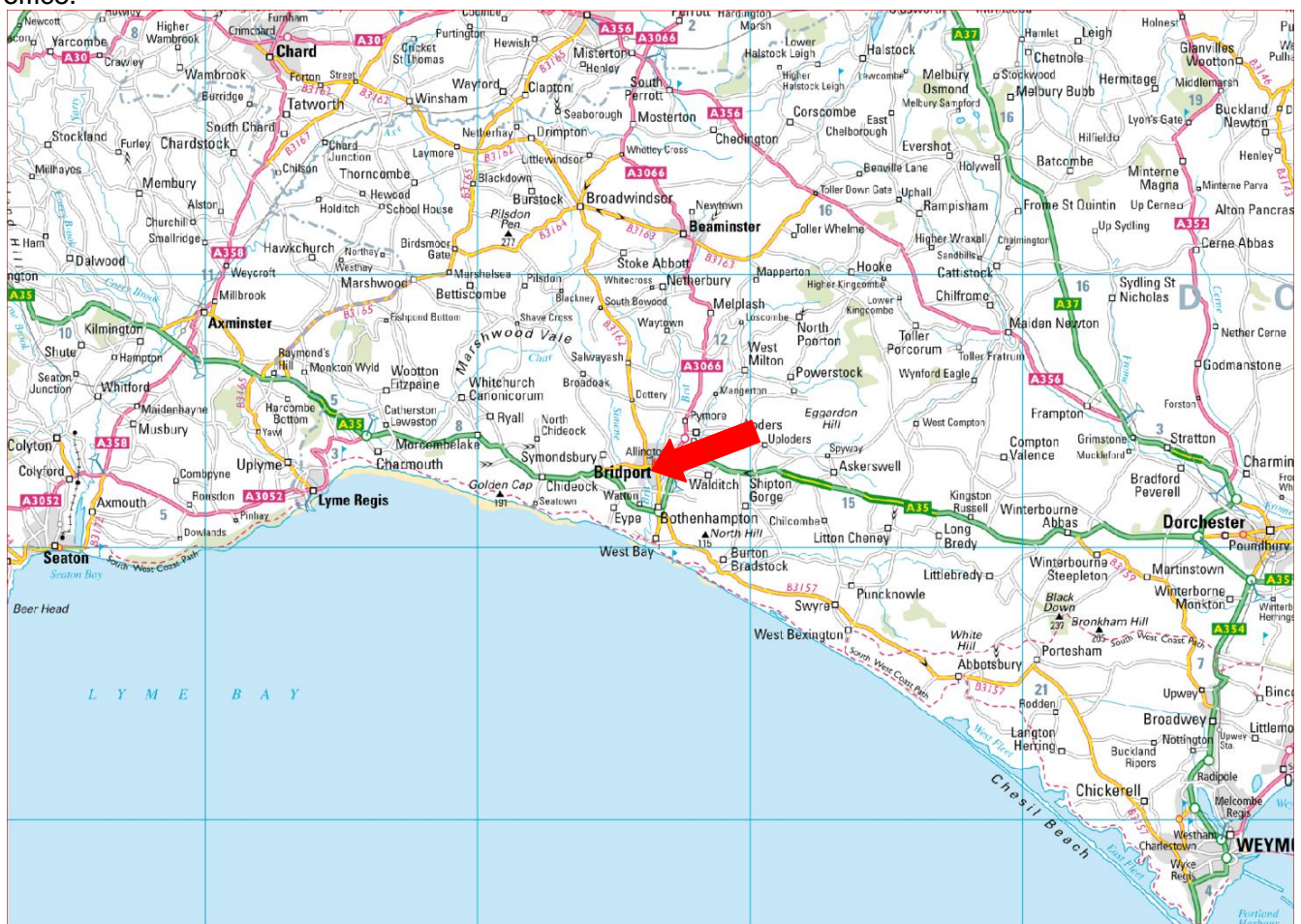
Sibbett Gregory

### SUBJECT TO CONTRACT

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

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