

gth



LAND OFF LOWER BLANDFORD ROAD

Shaftesbury ■ Dorset ■ SP7 0BG

Aerial photograph (taken from the east)



Land off Lower Blandford Road Shaftesbury, Dorset SP7 0BG

Residential development site with outline planning permission (OPP) for 7no. detached dwellings (all open market), together with associated infrastructure works.

This is an exceptional site in a peaceful, rural setting, yet it is well-connected to the sought-after town of Shaftesbury.



The site extends, in total, to approximately 0.75-hectares (1.85-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

01823334466



GREENSLADE TAYLOR HUNT

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LOCATION

The Saxon hilltop town of Shaftesbury is within the administrative area of Dorset Council (DC). It has a population of approximately 9,162no. residents (2021 Census).

Shaftesbury has a wide and extensive range of facilities and amenities, including (but not limited to):- a vibrant/variety of national and independent shops, cafes and restaurants; Shaftesbury Abbey and Museum; a Lido; supermarkets (Tesco and Morrisons); primary and secondary schools (independent and state); a dentists; doctors and a community hospital. The area is famous for its fabulous outdoor pursuits and country activities including horse riding, shooting and golf.

It is in close proximity to Cranborne Chase National Landscape and Dorset National Landscape. These were formerly know as Areas of Outstanding Natural Beauty and are well-known for their abundance of wildlife and dramatic landscapes.

The Cathedral City of Salisbury is located approximately 34-kilometres (21.2-miles) to the east via the A30. Salisbury offers additional amenities, including (but not limited to):- top-rated primary and secondary schools (Bishop Wordsworth's, South Wilts Grammar, Cathedral, Chafyn Grove and Godolphin Schools); supermarkets (Waitrose, Tesco and Sainsbury's); and numerous cafes and award-winning restaurants. The Salisbury Farmer's Market takes place twice a week every Tuesday and Saturday.

COMMUNICATIONS

Road - Shaftesbury is traversed by the A350. This road provides access to Poole, approximately 41-kilometres (25.6-miles) to the south, and Warminster, approximately 25.6-kilometres (16-miles) to the north. The A303 is located to the north. It provides access into and out of Somerset.

Rail - Gillingham railway station is approximately 8.8-kilometres (5.5-miles) to the north-west. The station is located on the West of England mainline, with regular trains to London Waterloo and Exeter Central, respectively.

Air - Bournemouth Airport is approximately 46.2-kilometres (28.9-miles) to the south-east, via the A338. It offers scheduled and chartered flights to a range of national and international destinations.

SITE

The site is accessed off the A350 (Lower Blandford Road). It comprises agricultural land.

The site is bound by amenity land and the Royal Chase roundabout to the north; amenity land to the east; residential dwellings to the south; and the A350 to the west.

Illustrative site layout plan



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It, extends, in total to approximately 0.75-hectares (1.85-acres).

The site that is being offered for sale is outlined in red on the site plan shown overleaf.

OUTLINE PLANNING APPLICATION/REFUSAL

An outline planning application (OPA) (application number: P/OUT/2022/00536) was submitted to DC on 26th January 2022. This was for the erection of 13no. dwellings with associated highways, drainage, infrastructure and landscaping works. Following a number of iterations in consultation with the Planning Officer the current scheme for 7no. larger detached houses emerged.

PLANNING APPEAL

An appeal was lodged on 4th October 2023 (appeal reference: APP/D1265/W/23/3324438). This was for 7no. dwellings (all open market) with associated highways, drainage, infrastructure and landscaping works. The appeal was upheld on 23rd February 2024. The permission is subject to 10no. conditions.

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a reserved matters application (RMA) to detail the appearance, landscaping, layout and scale to define the proposed residential development scheme.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 7no. dwellings (all open market) and garages and associated infrastructure works. This includes the creation of a new access from Lower Blandford Road.

There is an existing Public Right of Way (PROW) traversing the site. This is to be retained. An overhead power cable also crosses the site.

ADDITIONAL INFORMATION

The PRDS is exempt from the new Biodiversity Net Gain (BNG) requirements. BNG enhancements will only be sought if any future planning application materially changes the approved permission.

Please note the vendors have commissioned an ecological 'walkover' survey and cover letter to support the Ecological Impact Assessment (EIA) and Biodiversity Plan. These documents are contained within our information pack.

Aerial photograph (taken from the north)



SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the outline planning permission; therefore, there will not be any obligations or financial contributions.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) is not currently payable in the former North Dorset District Council area.

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DT226087.

LOCAL AUTHORITY

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
T: (01305) 221000
E: planningnorth@dorsetcouncil.gov.uk
W: <https://www.dorsetcouncil.gov.uk/>

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

The guide price is offers in the region of **£950,000**.

Offers are invited on both a conditional and unconditional basis.

VALUE ADDED TAX

The seller has not (and will not) opt to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Aerial photograph (taken from the north-east)



Aerial photograph (taken from the south-east)



SERVICES

All mains services are available near or on the site. All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/scl/fo/tnq8msl8bf2lh712im7tq/AA2WqiSbZIGBmpYdzi2gJyo?rlkey=q4v0tf0kn819njiw4ljn62051b&st=u10tdnum&dl=0>

VIEWINGS

All viewings are strictly by appointment only.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: **SP7 0BG**

what3words:/// tram.central.thinnest

Exit the A303 onto the B3081 signposted Gillingham and Wincanton Racecourse. Head south passing through Gillingham. Upon entering Shaftesbury take the forth exit at the Ivy Cross roundabout onto the A350 and head straight across at the next two roundabouts.

The site will be found opposite the junction with Lower Blandford Road. It will be identified by a Greenslade Taylor Hunt Signboard on the verge.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice regarding the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

Photographs taken June 2024 / Sales Brochure updated November 2025

Property Reference number: **TAL240044**

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the PRDS and advice on marketing the new homes. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Services are available via the link, set out below:

[New Homes with GTH](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

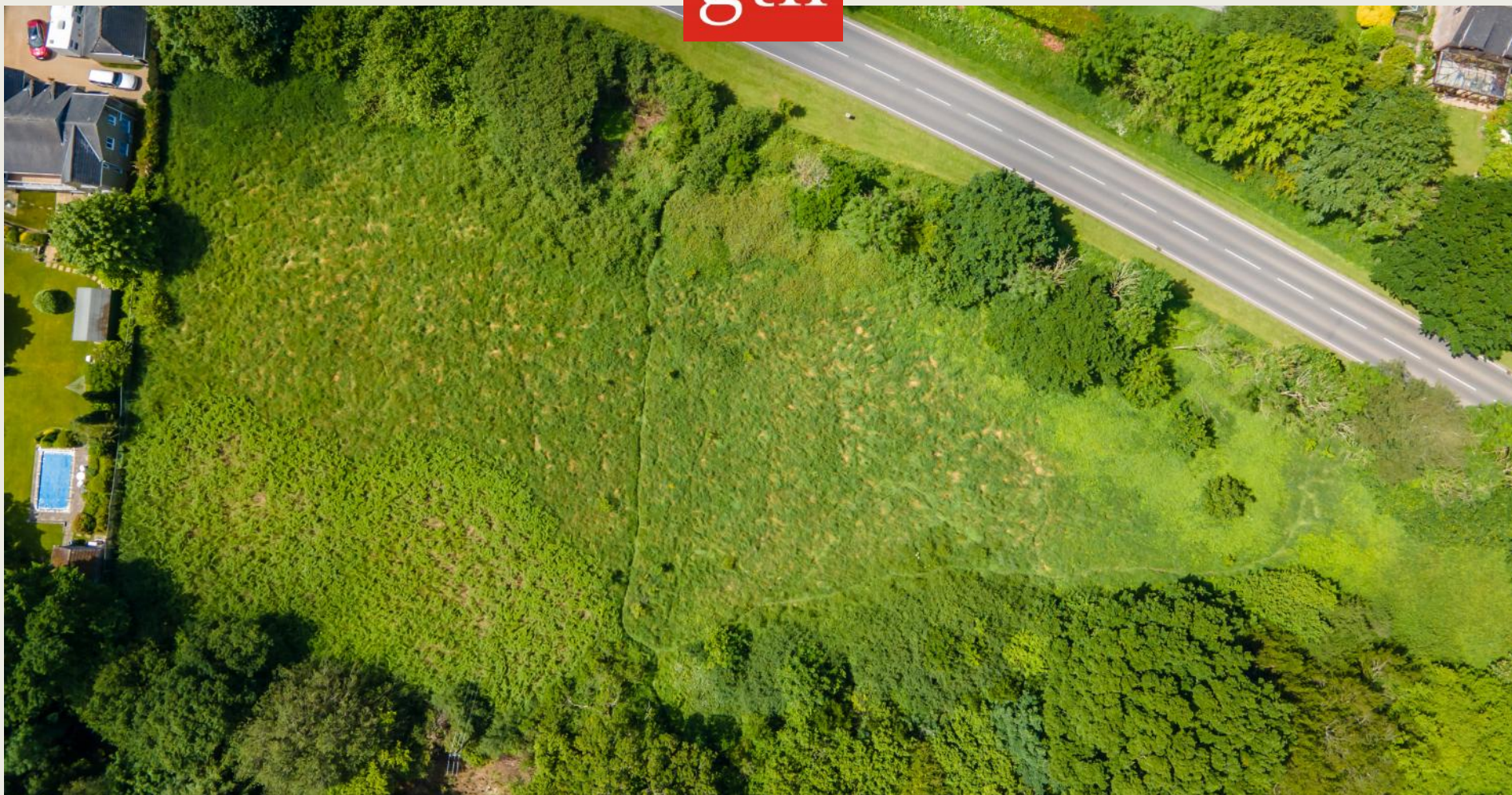
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



For identification purposes only. Not to scale.
Not to be relied upon.

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Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/PNS/390
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir/Madam

LAND OFF LOWER BLANDFORD ROAD, SHAFTESBURY, DORSET SP7 0BG

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr M Nublat and Mrs A-M Andrew. It is instructed to market and sell the site as described above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is offers in the region of **£950,000**.

Offers are invited on both a conditional and unconditional basis.

Additional Information

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/scl/fo/tnq8msl8bf2lh712im7tq/AA2WqiSbZlGBmpYdzi2gJyo?rlkey=q4v0tf0kn819njw4ljin62051b&st=u10tdnum&dl=0>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'psavage', followed by a horizontal line.

Greenslade Taylor Hunt

Enc Sales brochure