

LAND AT  
YARMOUTH RD  
POOLE  
BH12 1TR

# FREEHOLD DEVELOPMENT OPPORTUNITY

EXTENDING TO CIRCA 9.49 ACRES (3.84 HA)



Guest Ave

Yarmouth Rd

FREEHOLD



# KEY FEATURES

## ➔ Freehold Development Opportunity extending to 9.49 Acres (3.84 Ha)

- Potential for a range of uses including care home and commercial, subject to planning.
- Located next to the A35 Poole Road, providing direct access to the UK motorway network.
- The site lies within 0.7 miles of Branksome Railway Station and 8.6 miles of Bournemouth Airport.



The site is located in Poole, a key town on the South coast of the UK.

# LOCATION



-  Southampton Port  
51 mins
-  M27  
29 mins
-  Bournemouth Airport  
15 mins
-  Branksome Station  
2 mins

## ➔ Yarmouth Road, Poole

The site is accessed from the south via Yarmouth Road, and from the north via Guest Avenue.

The site is in a highly accessible location with good road links to the A3049 linking to Poole town centre within 100 metres via Yarmouth Road. The A35 and A338 provide excellent access to surrounding road network, including the A31 / M27 to Southampton. It is bordered by housing to the immediate north and west. Branksome Business Park lies to the south.



Freehold site for sale with vacant possession.

## ➔ Freehold Site

The site lies within the boundaries of the recently formed Bournemouth, Christchurch and Poole Council administrative area, albeit the Poole Local Plan remains the most up to date and relevant development plan document in this instance.

Work is ongoing on the emerging Bournemouth, Christchurch and Poole Local Plan due to be adopted by 2023. Once adopted it will replace the current Poole Local Plan.



The Dorset Heathlands Planning Framework (2020-2025) is relevant given that the site lies within the 400 metre consultation zone of the Bourne Valley Heathland.

The site is allocated within the Poole Local Plan (adopted 2018) under policies PP17: Employment site Allocations and PP9: Urban Allocations outside the Town Centre.

Policy PP17 states that the site, referred to within the Local Plan as site E5: Gasworks: Bourne Valley, is allocated for the provision of B1/B2/B8 uses to provide 8,680 sq. metres of floor space. The site is allocated for redevelopment to deliver:

Part of a mixed use site for employment (E5) and a care home. The care home must be restricted to full nursing home provision, providing necessary nursing care, such as for advanced dementia or physical nursing needs, due to location within 400 metre heathland buffer.

Policy PP9 dictates that the development of the site must adhere to the criteria set out above and any other relevant local plan policies; in this instance principally policy PP17.

We recommend interested parties undertake their own planning due diligence.

**→ Area**

We understand the site measures 9.49 acres (3.84 ha) and is situated in Branksome, a mixed use suburb of Poole. Consideration for part of the site would be considered, with opportunity for boundary's throughout the site.

The site currently benefits from two access points, from Yarmouth Road and Guest Avenue, with potential for a third access point from Yarmouth Road.



Extending to  
circa 9.49 Acres  
(3.84 Ha)

Please contact the sole marketing agents to arrange any viewings.



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#### → Method of Sale

Both unconditional and conditional offers for the freehold of property with limited title guarantee will be considered, though the sellers preference is for unconditional offers.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. All offers should confirm that the sellers non negotiable environmental provisions are accepted.

#### → Services

We are advised the site benefits from mains power, gas, water and drainage. We suggest prospective purchasers undertake their own investigations of availability and capacity via the appropriate body.

#### → Viewing

Viewings are strictly by appointment only with specific viewing dates to be announced to interested parties.

#### → Terms

The site will be sold with the benefit of vacant possession.

#### → Legal Cost

Each party is responsible for their own legal costs.

#### → VAT

We understand that the property is elected for VAT and therefore VAT may be chargeable upon the sale.

#### → Data Room

Full information on the property is available in the data room [www.yarmouthstreet-poole.co.uk](http://www.yarmouthstreet-poole.co.uk)

#### → Anti-Money Laundering

The successful party will be required to submit documentation to satisfy the Anti-Money Laundering regulations.



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FURTHER INFORMATION

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