

An aerial photograph showing a town with residential houses and a church spire, surrounded by green agricultural fields. In the foreground, there are large, rectangular plots of green land, likely the development site mentioned in the text. The sky is blue with scattered white clouds.

Symonds  
& Sampson

The logo for GLADMAN, featuring a stylized yellow and white grid pattern to the left of the company name.

GLADMAN

# Development Land North of Station Road

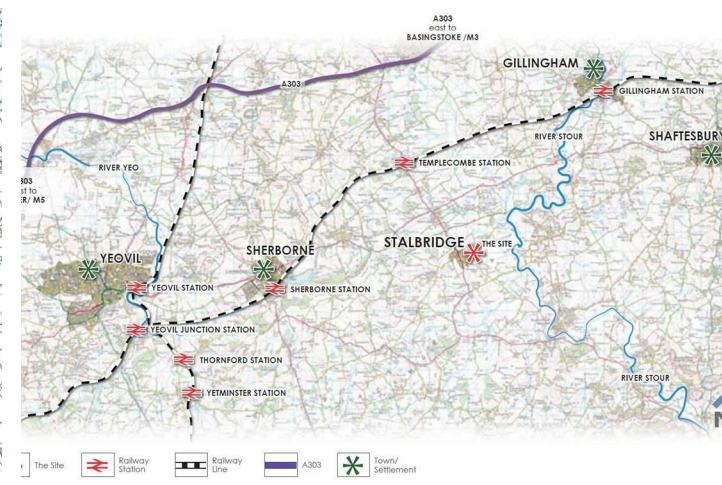
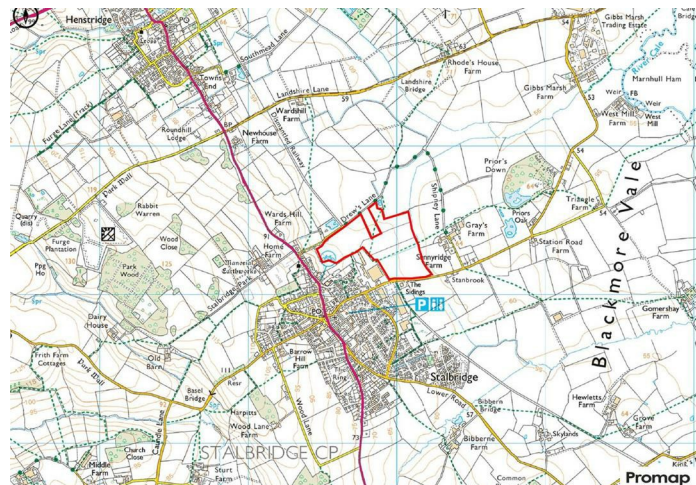
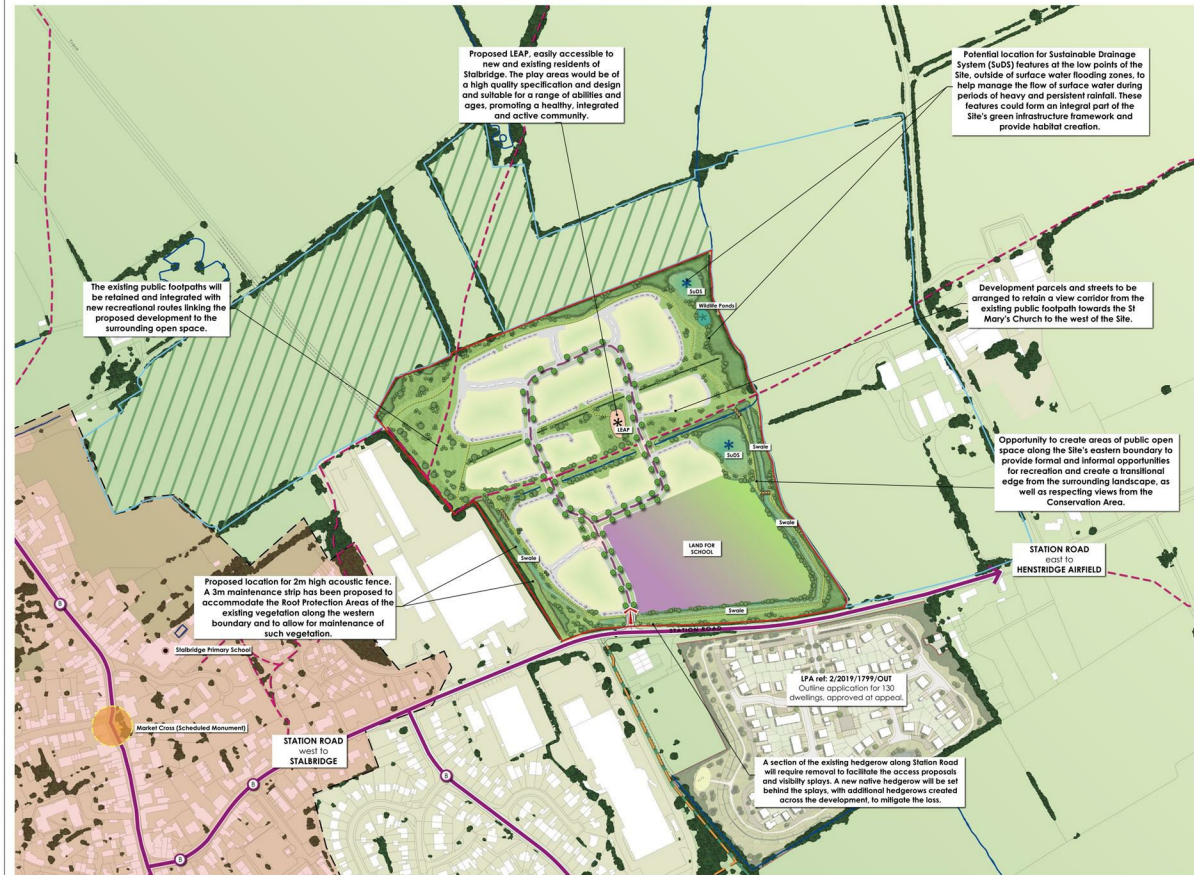
Station Road, Stalbridge, Sturminster Newton, Dorset



# Development Land North of Station Road

Station Road  
Stalbridge  
Sturminster Newton  
Dorset DT10 2RN

- Residential development land with outline planning permission for up to 160 dwellings. (40% affordable of which 53% are to be affordable rental, 22% Intermediate Housing and 25% First Homes)
- Located on the eastern outskirts of this popular north Dorset town
- The site extends to approximately 20.742 hectares (51.25 acres)
- Viewing strictly by appointment through Symonds & Sampson at either Poundbury office on 01305 251154 or Sturminster Newton 01258 474261



CSA environmental

David Burt, High Street, Ashwell, Hertfordshire SG7 5HT  
01462 743447  
gairwell@csaenvironmental.co.uk  
gairwell@csaenvironmental.co.uk

Project: Land North of Station Road STALBRIDGE

Title: Development Framework Plan

Client: Gladman Developments Ltd (Gladman)

Scale: 1:2500 @ A3

Date: August 2019

Drawn: RC  
Checked: JC

## LOCATION

The site is located on the eastern edge of Stalbridge, approximately 0.4 miles from the town centre. It is accessed from Station Road and is bounded by Station Road along its southern boundary, open countryside to the north and east and a small industrial estate to the west.

Stalbridge is a small North Dorset village boasting a traditional high street with shops and businesses including post office, butcher, hairdresser, dentist and local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school.

The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach, with Gillingham and Templecombe having mainline stations to London Waterloo (approx. 2 hours).

## DESCRIPTION

The site is approximately 20.742 hectares (51.25 acres) in total, split between 11.314 hectares of development area and 9.467 hectares of BNG area. It comprises agricultural land, with hedge boundaries. The land is generally fairly level rising from east to west. There are two public footpaths crossing the site.

## PLANNING PERMISSION AND DEVELOPMENT

Outline Planning Permission was granted on Appeal reference APP/D1265/W/23/3333249, on planning reference P/OUT/2023/02643 by Dorset Council, for up to 160 No. dwellings with public open space, 2 hectares of land for a primary school, landscaping, and sustainable drainage system, with vehicular access off Station Road, at Land north of Station Road, Stalbridge, Dorset DT10 2RJ in accordance with the terms of the application.

Biodiversity Net Gain is provided for within the area hatched green as shown on the plan.

## SECTION 106 AGREEMENT & CIL

Presently there are no CIL payments to be allocated to this site.

A copy of the completed S106 Agreement will be added to the Data Room. A schedule of the agreed contributions has been provided and will be the responsibility of the purchaser to cover and due consideration should be made within any offer.

## DIRECTIONS

From the high street turn right opposite the butcher's shop into Station Road and the development will be found on the right hand side after the business park and industrial estate identified by the Symonds and Sampson board.

## INFORMATION PACK

Prospective purchasers may access the Data Room via the link that will be provided by Symonds & Sampson upon request.

The Data Room will include the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants.

## METHOD OF SALE

The site is offered on the open market, on a subject to contract basis, by informal tender. Any conditional offer must clearly state such conditions. Offers are to be submitted in accordance with the bidding template contained in the sales particulars. Close date being 17th October 2024 at 12 noon.

Offers are to be submitted by post or email to Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1AR  
Email: edyke@symondsandsampson.co.uk Tel: 01258 474261

## VACANT POSSESSION

The property will be sold freehold with vacant possession on legal completion.

## OVERAGE AND SPECIAL CONDITIONS

The bidding template invites prospective purchasers to include overage/value uplift provision as part of their offer.

## LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

## VAT

The land is elected for VAT.

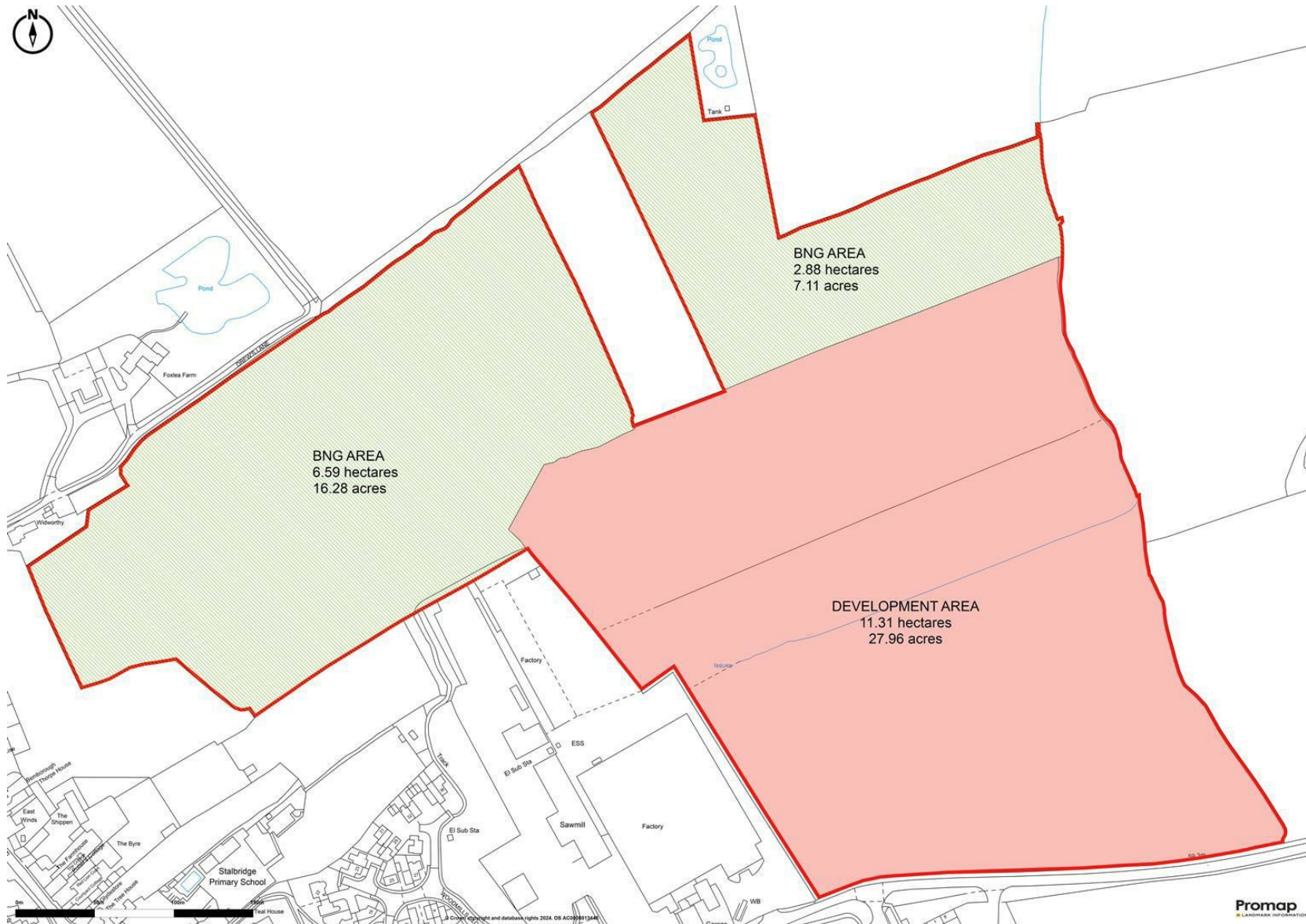
## CONTACT

Edward Dyke FRICS FAAV, Symonds & Sampson LLP  
Agriculture House, Market Place, Sturminster Newton, DT10 1AR  
Email: edyke@symondsandsampson.co.uk  
Tel: 01258 474261

## VIEWING

The site may be inspected by prior appointment with the selling agent.





Stur/ED/08/24



01258 474261

edyke@symondsandsampson.co.uk  
 Agriculture House, Market Place,  
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**

**DEVELOPMENT LAND NORTH OF STATION ROAD,  
STALBRIDGE, STURMINSTER NEWTON, DT10 2RN**

**Bids by 12 noon on Tuesday 5<sup>th</sup> November 2024 to**

Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1DU: edyke@symondsandsampson.co.uk

Financial and Design Proposal Bid Pro-Forma

For ease of compliance with the bid instructions please complete the below

<b>1) Prospective Purchaser</b>	
<b>Company Name</b>  <b>Address</b>  <b>Postcode</b>	
<b>Contact Information</b>  <b>Name</b>  <b>Position Held</b>  <b>Telephone No</b>  <b>Email Address</b>	
<b>2) Price Offered (i.e. what you will actually contract to pay - having made all necessary cost allowances)</b>	
<b>A) Unconditional acquisition assuming exchange within 28 days of receipt of Legal Documentation and a single payment upon completion 28 days later.</b> (Minimum 5% deposit)	£
<b>B) Unconditional acquisition assuming exchange within 28 days of receipt of Legal</b>	£

<p><b>Documentation. A payment profile of the developer's preference – payment timescales and amounts including payment on exchange of contracts to be clearly stated. (Minimum 5% deposit)</b></p>	
<p><b>3) Conditions</b></p>	
<p><b>Any contract 'Conditions' - and timescales for their resolution</b></p>	
<p><b>4) Section 106 Agreement</b></p>	
<p><b>Please confirm you have allowed for the full range of costs as set out within the S.106 Agreement.</b></p> <p><b>If any S.106 obligations are reduced or not paid, detail the basis for any savings to be shared between the parties.</b></p>	
<p><b>5) Due diligence</b></p>	
<p><b>Details and timetable for any <u>pre-exchange</u> due diligence required by purchaser</b></p>	
<p><b>6) Proposed Scheme</b></p>	
<p><b>A description of the proposed scheme including</b></p> <ul style="list-style-type: none"> <li>• <b>Layout plan</b></li> <li>• <b>Phasing proposal</b></li> <li>• <b>A schedule of accommodation (including unit numbers, mix, gross and net sales areas)</b></li> </ul>	
<p><b>Site Areas</b></p> <ul style="list-style-type: none"> <li>• <b>Estimated Gross Area of Site</b></li> </ul>	<p>20.742 ha 51.25 ac</p>

<ul style="list-style-type: none"> <li>• <b>Estimated Net Area of Site</b></li> </ul>	<p>.....ha .....ac</p>
<p><b>Residential Net Sales Area;</b></p> <ul style="list-style-type: none"> <li>• <b>Private Units</b></li> <li>• <b>Affordable Units</b></li> <li>• <b>Total</b></li> </ul>	<p>.....sqft</p> <p>.....sqft</p> <p>.....sqft</p>
<p><b>Number of Units;</b></p> <ul style="list-style-type: none"> <li>• <b>Private Units</b></li> <li>• <b>Affordable Units</b></li> <li>• <b>Total</b></li> </ul>	<p>.....</p> <p>.....</p> <p>.....</p>
<p><b>Anticipated Gross Sales Revenue;</b></p> <ul style="list-style-type: none"> <li>• <b>From Private Element of Scheme</b></li> <li>• <b>Average Price psf</b></li> <li>• <b>From Affordable Element of Scheme</b></li> <li>• <b>Average Price psf</b></li> </ul>	<p>£.....</p> <p>£.....</p> <p>£.....</p> <p>£.....</p>
<p><b>7) Abnormal costs</b></p>	
<p><b>Please detail any abnormal costings assumptions made, including the headline topics below:</b></p> <ul style="list-style-type: none"> <li>• <b>BNG</b></li> <li>• <b>Provision of services and Access to the proposed school site</b></li> <li>• <b>Surface water drainage &amp; attenuation</b></li> <li>• <b>Foul drainage</b></li> </ul>	

<ul style="list-style-type: none"> <li>• <b>Ground remediation &amp; foundation design</b></li> <li>• <b>Off-site highways works</b></li> <li>• <b>Etc.,</b></li> </ul>	
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**8) Overage**

<p><b>The 2 hectare area of land for a primary school</b></p> <p><b>Biodiversity Net Gain</b></p>	<p>This area, if not taken by Dorset Council is likely to become available for a windfall planning application for additional housing or commercial use. We expect an overage to be payable for any additional houses or commercial use secured on site. Please indicate your proposals in this respect.</p> <p>The landowners would be looking for some clawback once reserved matters are crystallised.</p>
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**8) Funding and Approvals**

<p><b>Please provide details of how you intend to fund this acquisition and provide evidence to support this:</b></p>	
<p><b>Please advise of any internal company approvals required and the process and timescale applicable.</b></p>	

**9) Affordable Housing**

<p><b>Please give any detail about your Registered Provider and Affordable Housing bid including offer sums and proposed provider</b></p>	
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**10) Purchaser's Solicitors**



<b>Company Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Contact Name</b>	
<b>Telephone No</b>	
<b>Email Address</b>	

**It is the sole responsibility of the applicant to ensure that offers are delivered by post, by email or in person by the closing date and time. Offers must be a fixed sum unrelated to any other offer. The vendor is under no obligation to accept the highest or any offer submitted.**

**Applicants are expected to raise any concerns they may have with regard to the property, including any technical or legal points, in their offer.**