

Freehold Consented Development Opportunity

Land to the West of Westway Road, Weymouth

Colliers



For Sale

Prominent Consented Development Opportunity in Weymouth, Dorset

- Freehold development opportunity adjacent to the marina with planning consent for 23 units.
- The subject site is approximately 1.18 acres (0.48 hectares)
- Planning permission (WP/20/00807/FUL) for 9 semi detached 3 bed houses, 6 terraced 3 bed houses and 7 flats and 1 FOG.
- Potential for further site assembly.
- Direct trains from Weymouth to London in 2 hours 45 minutes and into Bournemouth in 50 minutes. With good transport links to Southampton and Bristol as well.
- Freehold for sale with Vacant Possession

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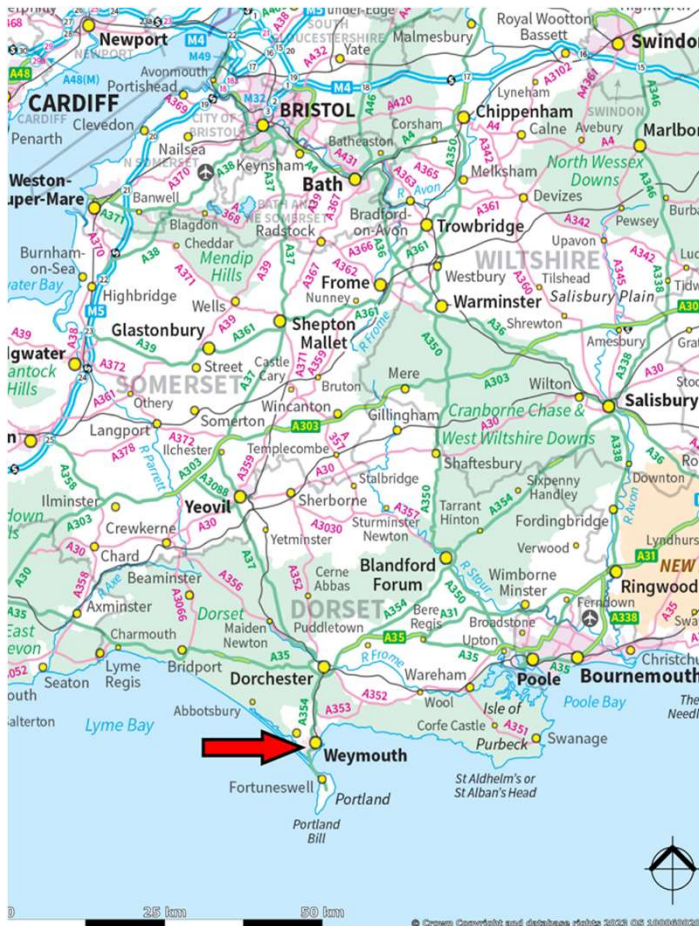
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Offers Invited on a subject to planning, unconsented and joint venture basis.

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Location

The site is located to the west of Westway Road, in Weymouth. The site entrance is adjacent to the Marina and a 13-minute walk from the train station and the town center and a 20-minute walk to the popular sea front. The town center has a good array of amenities with restaurants bars and retail parades.

Weymouth is a popular sea side resort located 40 miles west of Bournemouth with a population of 53,000. It is well situated for transport links with direct trains to London, Bournemouth, Southampton and Bristol and good road access via the A35.

Description

The site is 1.18 acres (0.48 hectares) and for development purposes is broadly rectangular in shape. To the north and west of the site it is predominantly residential with industrial to the south and the marina to the east. The industrial land could provide a potential buyer with the opportunity for further site assembly.

The site is generally cleared however there is a small 2 storey brick building to the northwest of the site which has planning consent to be demolished.

Planning

The site for planning purposes is located in the Authority of Dorset Council. The site has planning permission (WP/20/00807/FUL) for 23 dwellings to include:

- 9 x 3 bedroom semi detached houses
- 6 x 3 bedroom terraced houses
- 8 Affordable dwellings to include 7 1/2 bedroom flats and 1 semi detached house.

We understand that there is a gross CIL liability of £313,998.23. The net figure will be lower based on the affordable units (which are at NIL cost subject to completing the relevant CIL form). This net figure is subject to establishing which units (and their GIA) will be allocated as affordable housing.

A full planning information pack will be made available on request however interested parties are encouraged to undertake their own planning due diligence and enquiries with the respective Local Authorities.

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Method of Sale

The subject property is for sale via informal tender, with a bid deadline to be provided to all interested parties in due course.

The Vendor reserves the right not to accept the highest, or any offer submitted.

Tenure & Legal

The property is offered for sale as a Freehold with vacant possession.

Each party is to bear their own legal costs.

Wayleaves, Easements & Rights of Way

The site, outlined in red within these particulars (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

VAT

VAT is chargeable in addition to the purchase price.

Data Room

A datalink can be provided upon request.

Viewings

Viewing is strictly by appointment. Formal viewing days will be organised by Colliers.

AML / Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (04/2023) Colliers is the licensed trading name of Colliers Business Space UK LLP which is a limited liability partnership registered in England and Wales with registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA.