



## Former Royal Manor Arts College, Weston Road, Portland DT5 2RS

**FOR SALE**

**Former Arts College with Substantial Development Potential**

**6.05 Acres  
(2.45 Hectares)**

### DESCRIPTION

The property consists of a former Arts College on the Isle of Portland near Weymouth. The site has an area of approx 6.05 acres (2.45 ha) and has a pending outline planning application (Ref: WP/19/00919/OUT) for up to 98 new homes. The site is developable in phases with Phase 1 (c. 41 dwellings) being sold via a building lease with an option to purchase Phase 2 (c. 57 dwellings) in the future. Please refer to the Online Data Room for all supporting documentation.

### AREAS

Areas	Acres	Ha
Phase 1	2.34	0.95
Phase 2	3.71	1.5
<b>Total</b>	<b>6.05</b>	<b>2.45</b>

### TOWN PLANNING

The site falls within the administrative area of Weymouth and Portland Borough Council - Outline Planning application number Ref: WP/19/00919/OUT.

### DEMOLITION & CLEARANCE

The vendor - Homes England - intends to carry out demolition and site clearance in summer 2020 and provide a 'development ready' site with a satisfactory Outline consent

- ✓ Total site approx 6.05 (2.45 ha)
- ✓ Redevelopment potential subject to planning consent
- ✓ The site is sold in 2 Phases
- ✓ Offers invited for the freehold via a Building Lease
- ✓ Offers invited by 12 noon 6th March 2020
- ✓ Supporting documentation available via the Dataroom
- ✓ Located on Isle of Portland a limestone tied island
- ✓ Development potential for up to 98 new homes

### LOCATION

The Isle of Portland is a limestone tied island with a population of approx 12,400 near Weymouth c. 4 miles by 1.7 miles wide. The Isle is connected to Weymouth by the A354 road which is the only land access to the island via Ferry Bridge, and to the wider road network at the A35 trunk road in Dorchester.

The site is prominently located on Weston Road.

### DATA ROOM

All interested parties should refer to the Online Data Room - please refer to LSH for password access.

### OFFERS

Offers are invited for Phase 1 (with option to purchase Phase 2). All offers must be submitted in accordance with the Tender Submission Form Reference: D20035 no later than 12 noon 6th March 2020.



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## TERMS

Tender submissions invited for the Freehold interest by way of Building Lease

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

VAT is applicable on the purchase price.

## lsh.co.uk

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Mr Tony Fisher  
020 7198 2250  
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