

BEAUMONT BUSINESS PARK

Woodlands Road, Mere



Key Highlights

- A Brownfield development opportunity with an outline planning application pending under Ref: 20/07469/OUT for “*Demolition of existing buildings and the erection of up to 70 dwellings*”
- Best Offers are invited on a Conditional basis, subject to planning.
- Deadline for Offers: 12 noon on Thursday 31st March 2022.

SAVILLS WIMBORNE
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Wimborne BH21 1PB

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Site boundary for indicative purposes only

Location

Mere is located in Wiltshire and is approximately c. 17 km (10.5 miles) south of Warminster. The A303, linking Basingstoke and the M3 to Honiton, Devon, lies just north of Mere.

The Property is located c. 0.7 miles to the south of Mere town centre, and is bounded by Woodlands Road to the west, agricultural fields to the south, and the ongoing residential development at the former Hillbrush Factory to the north and east.

Vehicular access to the Property is via Woodlands Road.

Description

Beaumont Business Park (the Property) extends to approximately 1.97 Ha (4.89 Acres) and currently comprises a range of inter-connected industrial, warehouse and office buildings, and associated out-buildings.

We understand the buildings are approximately 50 years old and do not meet modern standards for employment purposes. However, the buildings are occupied under short term tenancies with an annual rental income of £152,000 (as at February 2022). These tenancies are summarised below:

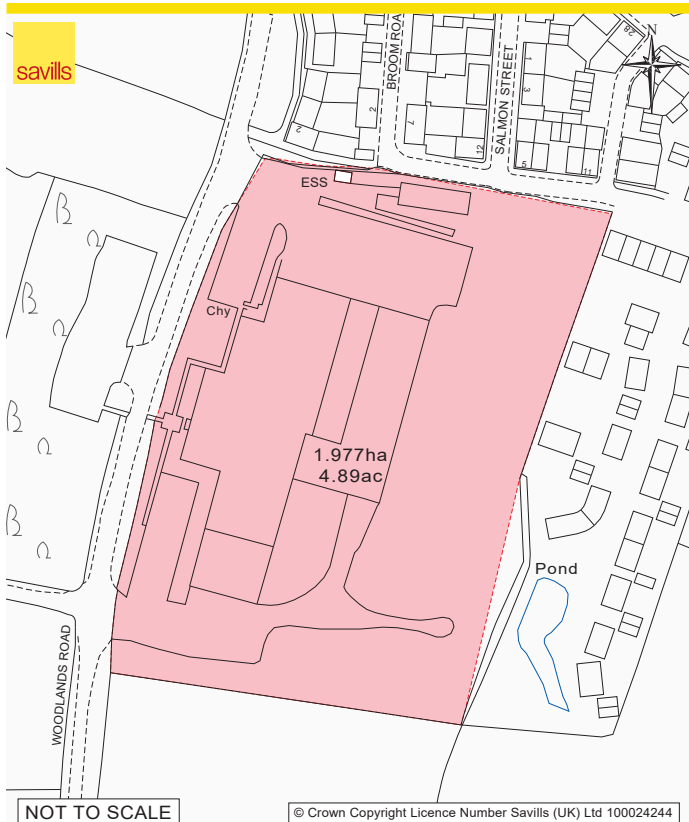
PREMISES	TENANT	RENT
Ground Floor Offices	Furniture Box	£129,000 p.a. + VAT
First Floor Offices	Haxnicks International	£8,400 p.a. + VAT
First Floor Offices	Pink House Mustique	£10,800 p.a + VAT
Detached Outbuilding	Jeff Paul (metal worker)	£4,000 p.a + VAT

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Planning

An outline planning application was submitted on behalf of the Landowner in September 2020 for: 'demolition of existing buildings and the erection of up to 70 dwellings'.

An indicative masterplan was submitted as part of the planning application and demonstrates how a mix of dwelling sizes may be delivered on the Property.

Local planning policy requires an on-site affordable housing contribution equal to 40%. A Viability Assessment has been submitted with the planning application in an attempt to reduce the affordable housing contribution. The conclusion of this Viability Assessment is outstanding.

Further information regarding the above planning matters is available within the Marketing Information Pack.

Tenure

The Property is currently held under freehold title number WT206251 and is subject to the above mentioned tenancies.

Vacant Possession will be provided on Completion.

VAT

VAT is chargeable on the purchase price.

Marketing Information Pack

A Marketing Information Pack (MIP) containing detailed information relating to the Property and is available upon request.

The MIP includes further information in respect of relevant planning, technical and legal matters.

Method of Sale

The Property is being offered for sale by informal tender, subject to contract. Best offers for the freehold interest are invited to be submitted by 12 noon on 31st March 2022. All offers are to be submitted to Savills, Wessex House, Wimborne, BH21 1PB.

Conditional offers are to be submitted on the basis of the following assumptions:

- The current planning application is approved subject to a 30% affordable housing provision
- The current planning application is approved subject to a 10% affordable housing provision
- The current planning application is approved subject to a 0% affordable housing provision

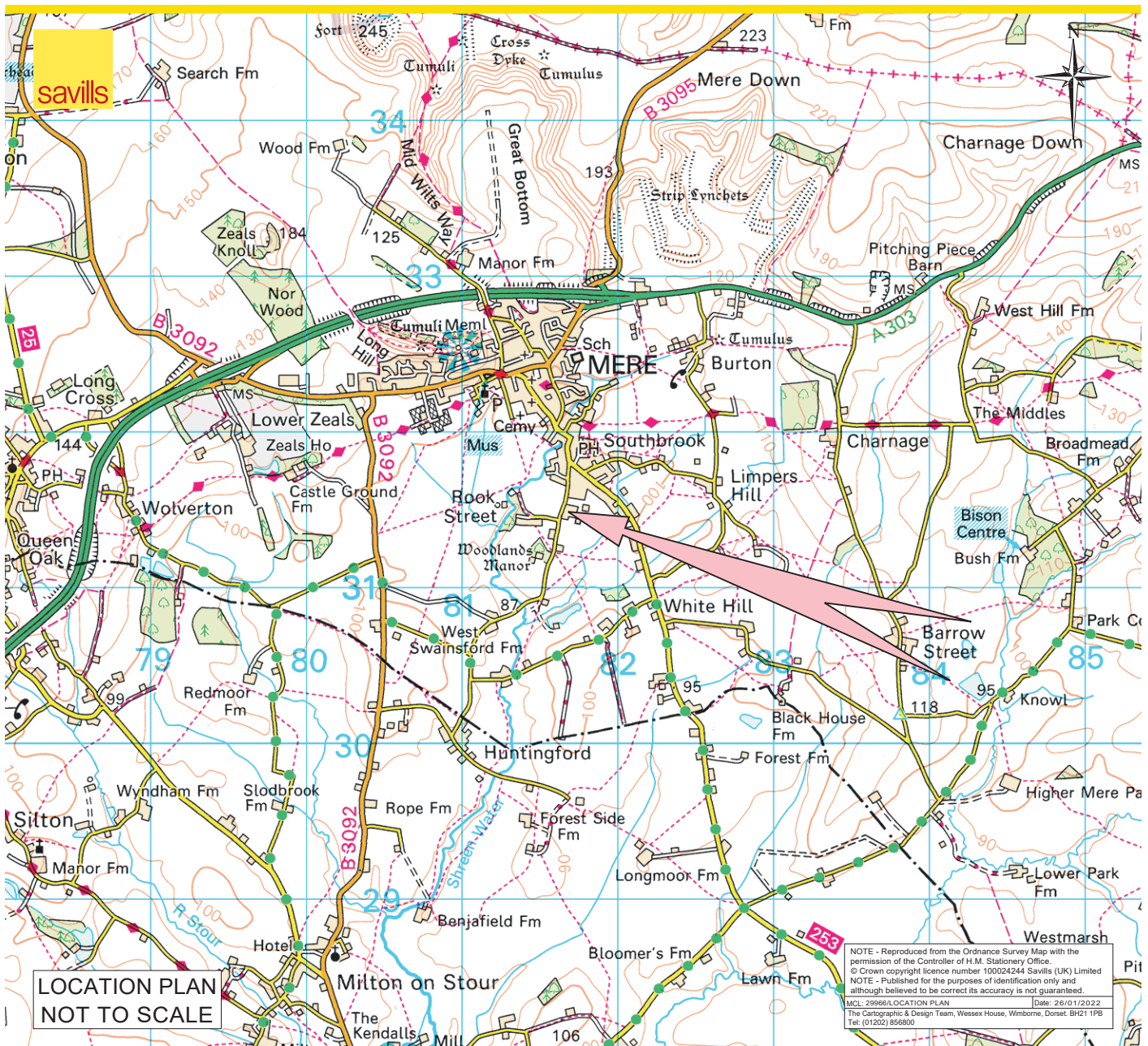
All offers should be submitted using the specified tender documents contained within the MIP and should be clearly marked "Beaumont Business Park". All offers should be for a fixed sum unrelated to any other offer.

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Local Authority

Wiltshire Council

Viewings

All onsite inspections are to be coordinated via Savills and should you wish to view the site please contact Vanessa Patel (01202 856973).

Access onto the Property outside of specified times is prohibited.

Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site.

Contact

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