

**DEVELOPMENT / INVESTMENT OPPORTUNITY  
WITH POTENTIAL FOR RESIDENTIAL / ALTERNATIVE USES**  
c, 28,000 sq ft (2,600 sq m) GIA on Approx. 3.5 acres (1.42 hectares)  
**Knighton Farm Buildings, Knighton Lane, Magna Road, Poole, BH21 3AS**

**Canford Park Development**  
695 homes, retail,  
neighbourhood centre

**Knighton Lane**

**Canford Park SANG**

**Stour Valley Way**

Knighton Farm comprises a series of attractive brick and industrial style buildings formerly comprising a dairy, together with open storage land.

The buildings comprise approximately 28,010 sq ft (2,602.2 sq m) measured on a gross internal area (GIA).

The site extends to approximately 3.5 acres (1.42 hectares) gross.

## LOCATION

Knighton Farm is situated in the beautiful Stour Valley, 6 miles north of the Poole / Bournemouth conurbation and 3 miles south east of Wimborne, Dorset.

The property is accessed from Knighton Lane which runs north from the A341 Magna Road. The A31 is 2 miles to the west and the A3049 Ringwood Road to the east.

The site sits adjacent Canford Park, where a resolution to grant planning permission was made in March 2021 for 695 homes, retail and a neighbourhood centre.



## TENURE

The property is held freehold under a single Title.

## TENANCY

There are 9 short terms Leases containing mutual break options. All are contracted out the of the renewal provisions of Part II 1954 Landlord and Tenant Act (as amended).

Total annual income is approx. £56,000 per annum paid monthly or quarterly in advance. There are 7 additional vacant buildings which when let, could increase the gross income to £90,000 pa.+

A tenancy schedule can be supplied on request.

## ENERGY PERFORMANCE CERTIFICATES

Building 3 – C71:

Building 4 – C65:

Building 5 – D79 (2021).

All other structures are exempt.

Copies provided on request.

## PLANNING

The property benefits from existing B2 and B8 consents under the Town and Country Planning (Use Classes) Order 1987 as amended.

Two of the existing attractive brick buildings (dotted red) have deemed consent for C3 residential uses to form 3 houses. A further brick building dotted blue has deemed consent for conversion to B1 light industrial use.



The site is suitable for existing uses, or residential or care uses subject to the necessary consents. A summary of the current planning position is available on request.

## PRICE / VAT

Price on Application. The property is VAT elected.

## OFFERS

Offers are sought for the freehold interest on an unconditional basis. Consideration may be given to conditional offers based on their individual merits.

## LEGAL COSTS

Each Party is to bear their own legal costs. Where required, Anti Money Laundering reference checks will be carried out on prospective purchasers at £20+VAT per search.

## VIEWING AND FURTHER INFORMATION

Viewing is strictly by prior appointment only arranged through the joint agents. To arrange a viewing, or for further information, please contact;

### Chris Howell

Howell Commercial Limited

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Or Joint Sole Agent

**Simon West or Bryony Salom**

Vail Williams

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract CH/C&W May 2021.