

# Land at The Barracks, Barrack Road, Dorchester

Residential Development Opportunity, Subject To Planning

savills



Site boundary for indicative purposes only  
Photograph taken July 2012.

## Background

Savills have been instructed to market Land at The Barracks, on behalf of the Dorset Development Partnership, following completion of a Planning and Development Brief clarifying the site's suitability for residential redevelopment, subject to planning. The Planning and Development Brief, produced by Savills Planning and BrightSpace Architects, was undertaken in conjunction with the local planning authority, West Dorset District Council. Their endorsement of this Planning and Development Brief was received in February 2014.

Dorset Development Partnership are now inviting interested parties to submit offers for the freehold of the site, subject to planning permission being granted.

## Location

Dorchester is the county town of Dorset and is situated approximately 35 km [24 miles] west of Poole and 13km [8 miles] north of Weymouth. The town lies on the A35 which links Poole to Honiton.

The site is situated in the north west quadrant of the town and is located on Barrack Road, just off the B3150 Bridport Road. The B3150 runs broadly east to west and links the town centre to Poundbury. The site is approximately 0.5 miles to the west of both Dorchester town centre and Dorchester West Railway Station.

Dorchester has recently seen significant town centre regeneration, as part of the development of Brewery Square, which comprises a mix of residential and flagship retail stores and restaurants. The site lies approximately 0.5 miles north west of Brewery Square.

## The Site

The site originally formed part of the military barracks in Dorchester and dates back to the late 19th century. As can be seen from the plan, the site lies between Poundbury Road and the railway line, extends to approximately 0.254 hectares (0.63 acres) and comprises two sub areas either side of Barrack Road, the main adopted access road through the site. Barrack Road therefore dissects the site and provides access to a number of surrounding buildings, including, residential apartments to the north west, known as Little Keep Gate.

The site comprises the two main buildings identified below, together with ancillary parking and garaging. Both the Quartermaster's Store and nearby Community House are of historical and architectural interest but are not Listed.

### 1. Quartermaster's Store

Quartermaster's Store is located on the north of Barrack Road and forms part of a larger detached building. The accommodation provided within Quartermaster's Store is arranged over two floors and provides workshops, store rooms and meeting rooms. Quartermaster's Store extends to approximately 315 sq m [3,381 sq ft] Gross Internal Area and benefits from a parking area to the front.

### 2. Waddington Workshop and land surrounding Community House

This area of the site lies to the south of Barrack Road and comprises land to the east of Community House. This land comprises car parking and provides access to Waddington Workshop to the north of Community House. Waddington Workshop comprises a single storey garage constructed of brick elevations under a pitched roof.



Neighbouring properties to the east and south include the Post Office sorting office, the County Records Office and Vespasian House, a multi-let office. Little Keep, a Grade II Listed building, adjoins the site to the north with Little Keep Gate beyond.

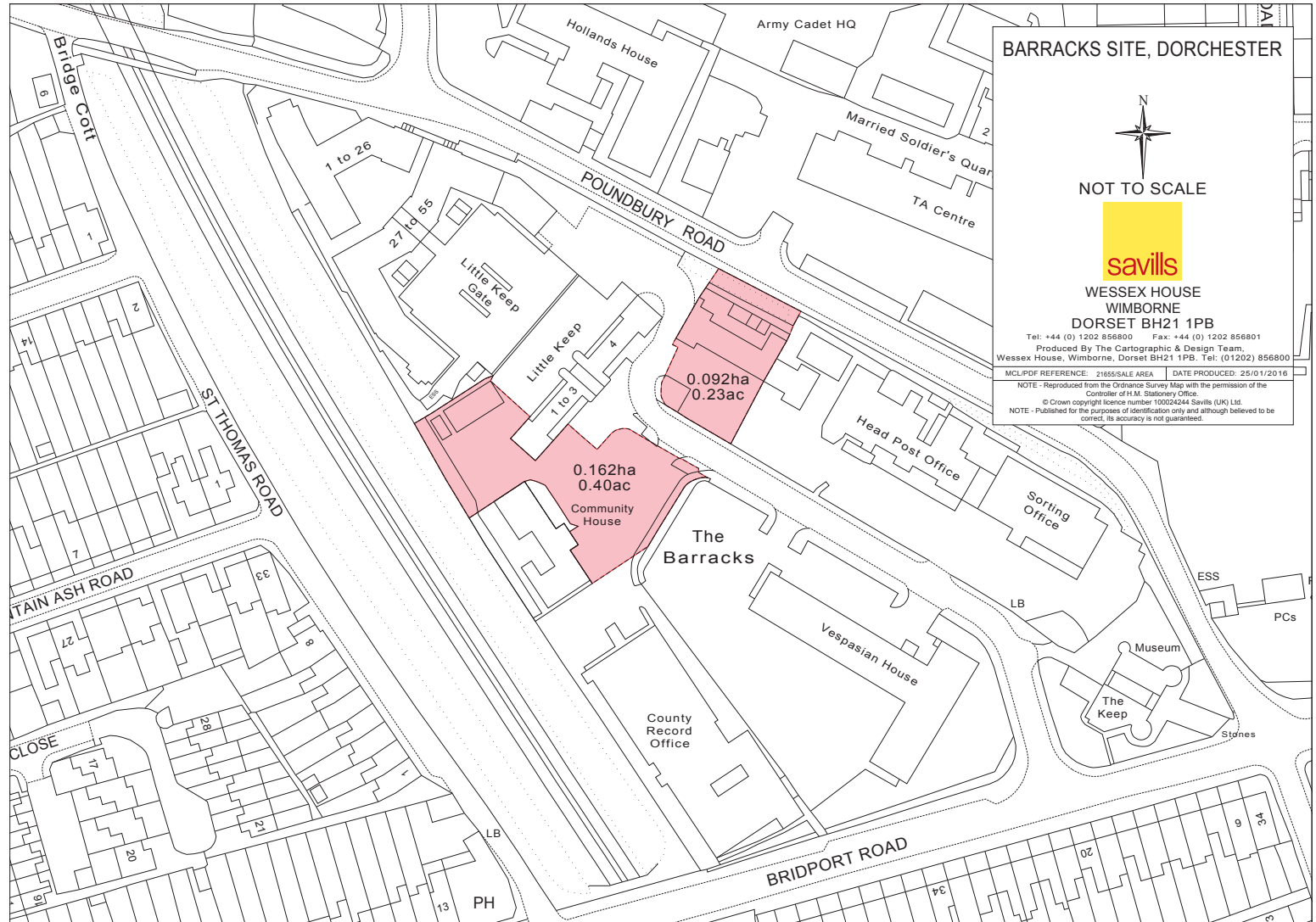
### Planning Summary

The town of Dorchester falls within the administrative jurisdiction of West Dorset District Council. A Planning Policy Statement [prepared by Savills Planning] formed a chapter within the Planning and Development Brief, January 2014. The Statement identified two Development Plan documents: the adopted West Dorset Local Plan [2006] and the emerging West Dorset, Weymouth and Portland Draft Local Plan [2013]. Following further consultation and its independent examination, the West Dorset, Weymouth and Portland Local Plan was adopted on 22nd October 2015.

In summary, the site lies within the defined development boundary of Dorchester Town Centre and Town Centre Conservation Area. Development is, in principle, accepted subject to other relevant planning policies. In particular, the setting of the two nearby Grade II Listed Buildings [“The Keep” and “Little Keep”] and the “character and appearance” of the Conservation Area are fundamental planning considerations which have been addressed in the latter sections of the Planning and Development Brief.

The Planning and Development Brief also considers the potential development of Community House however, this building is not included within the site.

A prior approval application for a change of use was submitted to and approved by West Dorset District Council in December 2015 [planning application reference: WD/D/15/002310]. This permits the change of use of the Quartermaster’s Store from Office Use [Class B] to Residential Use [Class C3].





Quartermaster's Store - photo taken 2012



View of site looking north from County Records Office – photo taken 2012

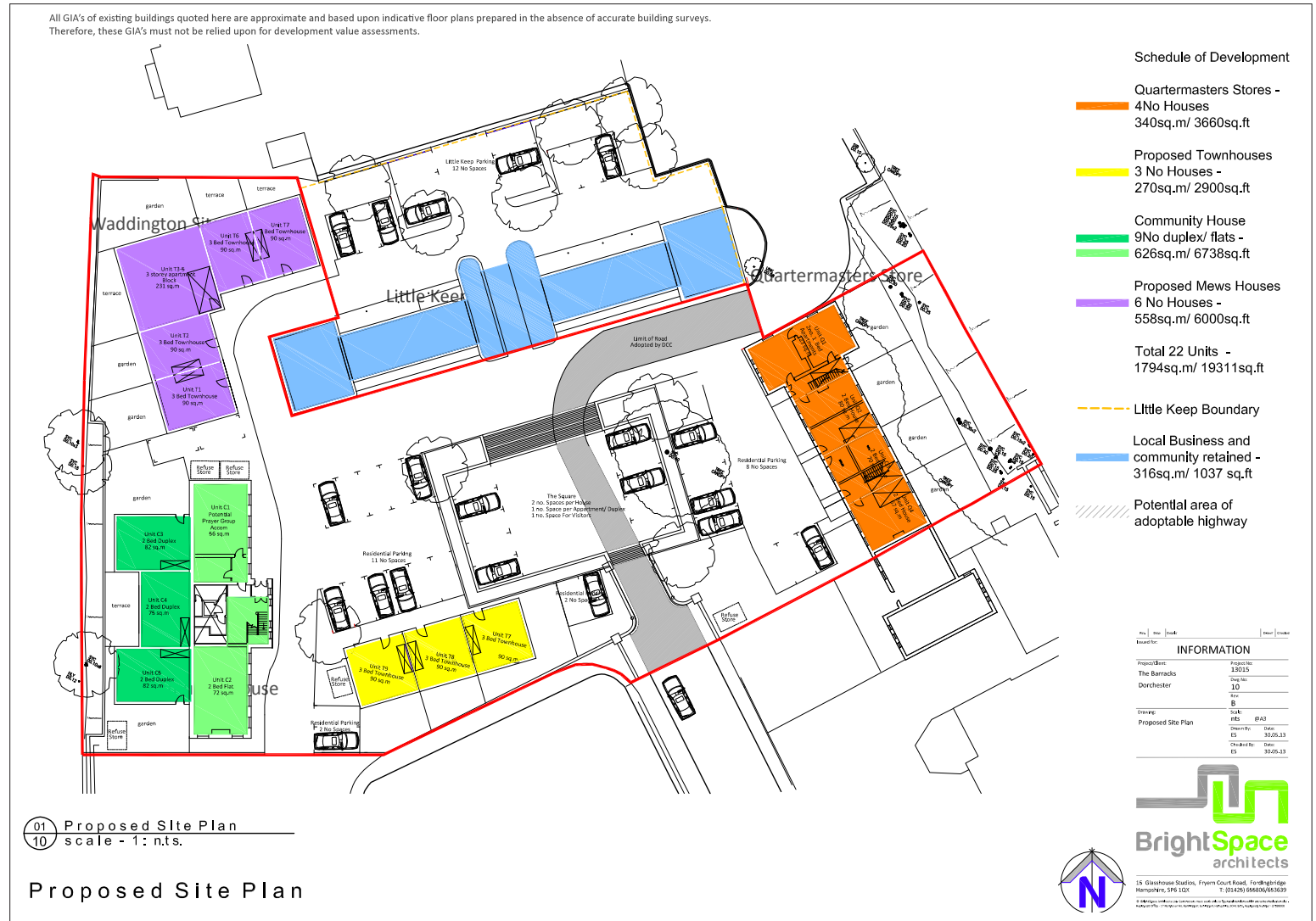
## Land at The Barracks – Proposal

Brightspace Architects have contributed to the production of the Planning and Development Brief in order to establish a design framework for any subsequent planning application on the site. This Planning and Development Brief has been prepared following negotiations with West Dorset District Council and is intended to provide guidance for all interested parties.

An indicative redevelopment proposal is outlined within the Planning and Development Brief. As set out in the adjoining plan, this indicative proposal includes:

1. Development of the existing central car park to accommodate 3 x 3 bedroom new build homes [as shaded yellow]. These could benefit from a small amount of outside space and allocated parking. These proposed units could be 2.5 storey townhouses and could create a courtyard style development around the central car park.
2. The former Waddington Workshop is suitable for replacement with a new build block of apartments and townhouses [as shaded purple]. The proposed 2.5 storey building could comprise 4 x 3 bedroom townhouses and 3 x 2 bedroom apartments. The townhouses would benefit from private gardens.
3. Quartermaster's Store [as shaded orange] could be converted to 2 x 1 bedroom apartments and 3 x 2 bedroom townhouses. These units have now been permitted by virtue of the above mentioned prior approval application.

The Brief also includes indicative proposals for the potential future conversion and extension of Community House [as shaded green] however this building is excluded from the site.



## Legal

The sale of the site will be subject to rights of access being granted for the benefit of Community House and the County Records office.

## Marketing Information Pack

A marketing information pack containing detailed information relating to the site is available online at [www.savills.com/thebarracks](http://www.savills.com/thebarracks). The marketing information pack includes:

- Topographical Survey
- Floor Plans for existing building
- Planning and Development Brief
- Supporting planning documents
- Technical information including services data
- Legal documentation and Report on Title

We strongly recommend interested parties fully consider the above information prior to making an offer for The Land at the Barracks.

## Method Of Sale

The site is being offered for sale by informal tender, subject to contract. Savills are seeking conditional offers, subject to planning, for the freehold interest in the site. All offers are to be submitted in writing to Savills, Wessex House, Wimborne, Dorset BH21 1PB by 12pm Wednesday 6th April 2016. Tender documents are provided within the Marketing Information Pack and are to be used for the submission of all offers.

VAT will be chargeable on the purchase price.



# Land at The Barracks, Barrack Road, Dorchester

## Residential Development Opportunity, Subject To Planning

The Savills logo consists of a yellow square with the word "savills" in a lowercase, red, sans-serif font.

### Viewing

The site can be viewed from Barrack Road. All internal inspections of Quartermasters Store must be coordinated via Savills.

### Contact

For further information please contact:

Savills South Coast Development Team  
Wimborne  
Tel: 01202 856800



**Paul Spong**

[pspong@savills.com](mailto:pspong@savills.com)



**Tim West**

[twest@savills.com](mailto:twest@savills.com)

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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 property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing; 020 7499 8644

February 2016