



Former Buxton House Care Home Site
Cross Road, Weymouth DT4 9QX

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- **Freehold site for sale on behalf of Dorset County Council**
- **Brownfield redevelopment opportunity**
- **Of particular interest to residential and care home developers**
- **0.423 hectares (1.04 acres)**
- **Best Offers by 2pm Wednesday 21st April 2010**

Location

Weymouth is a seaside town and renowned sailing venue in south Dorset and is to be the venue for the forthcoming Olympic Games sailing events in 2012. The town is approximately 14 km (9 miles) south of Dorchester and the main A35/A30 link between Bournemouth and Exeter, being 59 km (37 miles) and 100km (62 miles) distant respectively. The subject site is located approximately 0.6 km (1 mile) to the south west of the town centre and lies within an established residential area, just off the main A354 Rodwell Road. The site lies immediately to the north of the Holy Trinity Primary School in Cross Road.

Description

The site was previously occupied by Buxton House, a registered care home. The residents were relocated in 2005 and the care home demolished in 2006. The site is now cleared, save as to areas of tarmac surfacing, levelled spoil and overgrown vegetation. The site extends to approximately 0.423 hectares (1.04 acres) and is broadly rectangular in shape.

The boundaries of the site are well defined by a combination of wooden and chain link fencing and semi mature hedging. Vehicular access to the site is provided in the north east corner directly from Cross Road. A separate pedestrian access is also available onto Cross Road. The front of the site (eastern boundary) is delineated by wooden hoardings.

Planning Summary

The site lies within the area administered by Weymouth and Portland Borough Council (WPBC). The Weymouth and Portland Local Plan (WPLP) 2005 defines a Development Boundary for the town, within which redevelopment proposals are likely to be considered favourably, subject to detailed policies such as those relating to the protection of the environment and good design. The site is within this Development Boundary. There are no other specific policies affecting the site.

Prior to demolition, the site accommodated a 2 and 3 storey residential care home that extended to approximately 2,130sqm (22,935sq.ft) Gross External Area. In view of this historical use, the principle of providing a new replacement care home on the site is agreed by WPBC, subject to meeting their policies promoting good design.

The same favourable position would apply to the principle of providing residential housing on the site.

The site is subject to a Tree Preservation Order (TPO) that includes a small number of trees along the boundary of the site. A copy of this TPO is available within the Marketing Information Pack, together with a more detailed planning assessment undertaken by Savills Planning.

Care Home Supply and Demand Analysis

Savills Healthcare has examined the potential for a new purpose built care/nursing home for the elderly, including dementia care. The detailed Supply and Demand Analysis Report is available on request from the agents.

Tenure

The site is offered freehold with vacant possession available no earlier than 22nd October 2010.

Further Information

A Marketing Information Pack is available for all interested parties at www.savills.co.uk/formerbuxtonhouse and includes the following:

1. Topographical site survey (both pre and post demolition)
2. Ground investigations report
3. Details regarding previous demolition programme
4. Planning assessment report (as ratified by WPBC)
5. Land Registry title information
6. Data from services providers

Method of Sale

The site is to be sold by Informal Tender, subject to contract. Unconditional offers or Conditional offers that are subject to the grant of planning permission should be submitted using the specified tender documents before 2pm on Wednesday 21st April 2010. All Conditional offers should be accompanied by indicative design proposals and should accord with the tender documents contained within the Marketing Information Pack. All submitted documentation should be posted to The Chief Executive, County Hall, Dorchester, DT1 1XJ ensuring the specified postage labels are affixed. These postage labels are available upon request from the agents. Once selected, the County Council's preferred purchaser will be expected to exchange contracts within one month.



Services

We have been informed that the site was formerly connected to all mains services. Information regarding the position of the existing services in the locality is available within the Marketing Information Pack. Parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the proposed development.

Viewing

The site can be viewed externally from Cross Road. Interested parties are not to enter the adjoining school premises to conduct inspections. All on site inspections are to be conducted through Savills. Interested parties are advised to contact Savills to discuss any particular issues that may avoid the potential of a wasted journey.

Important notice

Savills and their clients 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 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.
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