

Exceptional residential development opportunity
in the heart of historic Dorchester



Dorchester Gaol | North Square | Dorchester | DT1 1JD



For Sale

Dorchester Gaol

- Detailed planning permission for 185 open market residential units
- Conversion of existing buildings to provide 60 units
- 125 new build units comprising both apartments and houses
- Walking distance to Dorchester town centre
- Site area of approximately 1.95 ha/4.81 acres

HOLDING
THE KEY
TO A
BRIGHTER
FUTURE

For Sale

Introduction



Dorchester Gaol is a former Victorian prison that closed in 2013. It was purchased by City & Country Group who have been granted planning permission and listed building consent for the conversion and redevelopment of the site to provide 185 no. residential dwellings.

Once converted, the scheme will provide a range of one, two and three bedroom homes with private parking, all surrounded by high quality landscaping. The Grade II listed gatehouse will also be restored and will continue to provide an impressive focal entrance point.

Location

Dorchester lies at the junction of the A35, South Coast trunk road, and the A37, which leads north to Yeovil. It also has direct rail links to London and Bristol.

The site is located in an elevated position to the north of central Dorchester, and is bounded by the Millstream to the north (which connects two branches of the River Frome), with the other three sides of the site being bounded by mainly residential properties.

High Street East and Cornhill, which are two of the main retail thoroughfares in the town, are less than 100m to the South, providing easy access to local amenities.



Dorchester

Description



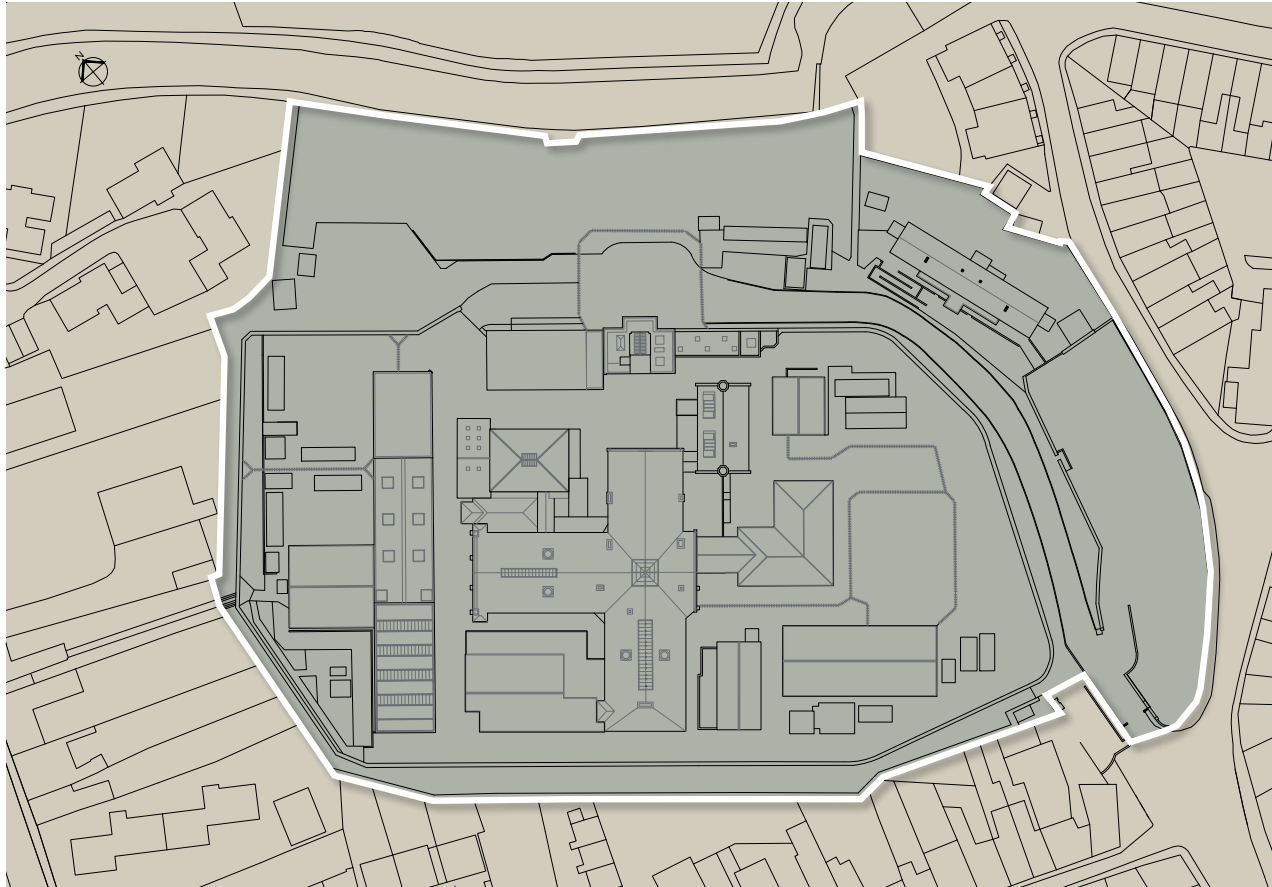
The site extends to approximately 1.95 ha (4.81 acres). It is accessed from North Square via a drive and car park that is part of the development site that lies outside the prison wall. There are several modern houses that are to be demolished as part of the proposed scheme.

The area behind the wall is accessed via a vehicle gate or the original gatehouse, which is the only listed building on site. The buildings inside the wall comprise a number of period buildings including the main Victorian prison building set out in a traditional wing layout. The existing buildings to be retained are up to 5 storeys with the upper storeys benefitting from excellent views over the town and surrounding countryside.

A number of buildings within the walled area are to be demolished, creating areas for the new build development and open space.



Description



SITE PLAN AS EXISTING



Existing buildings on site extend to approximately 10,654 sq m (114,680 sq ft). The proposed development extends to 21,742 sq m (232,978 sq ft) GIA and 15,744 sq m (166,562 sq ft) NIA.

Parking is provided at ground level within the walls. A basement car park is to be developed beneath units on the existing car park at the site's entrance with access from North Square.

The site extends to the banks of the River Frome and includes a secluded private area of gardens that will add to the exclusivity of the proposed scheme.

Dorchester Gaol

Planning, Tenure and VAT

The residential redevelopment of the former Dorchester Prison received planning and listed building consent by West Dorset District Council (ref: [WD/D/16/002697](#) & [WD/D/16/002698](#)) on 16 February 2017 for the following:

“Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks and residential terrace (use class C3) (125 units) and associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm and highways in North Square and The Bow.”

The site is within the Dorchester Conservation Area and contains one Grade II listed building (the Gatehouse). The decision notices include a number of pre-commencement and pre-occupation conditions and the permissions will remain live for three years from the decision date (16 February 2017).

There is no Section 106 agreement and therefore no affordable housing is to be provided. The site is liable for payment of CIL.

JLL acted as planning agent for City & Country. Any queries should be directed to:

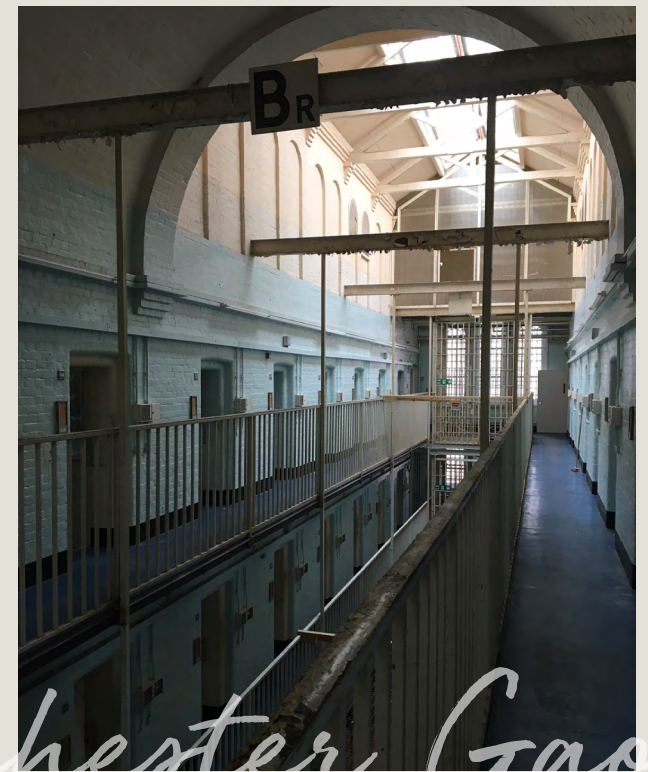
Kevin Hunt | Planning Director
kevin.hunt@eu.jll.com
0117 928 1647

TENURE

The site is freehold, registered under title references DT290634 and DT283771. Please note that the overage referred to on the title no longer applies.

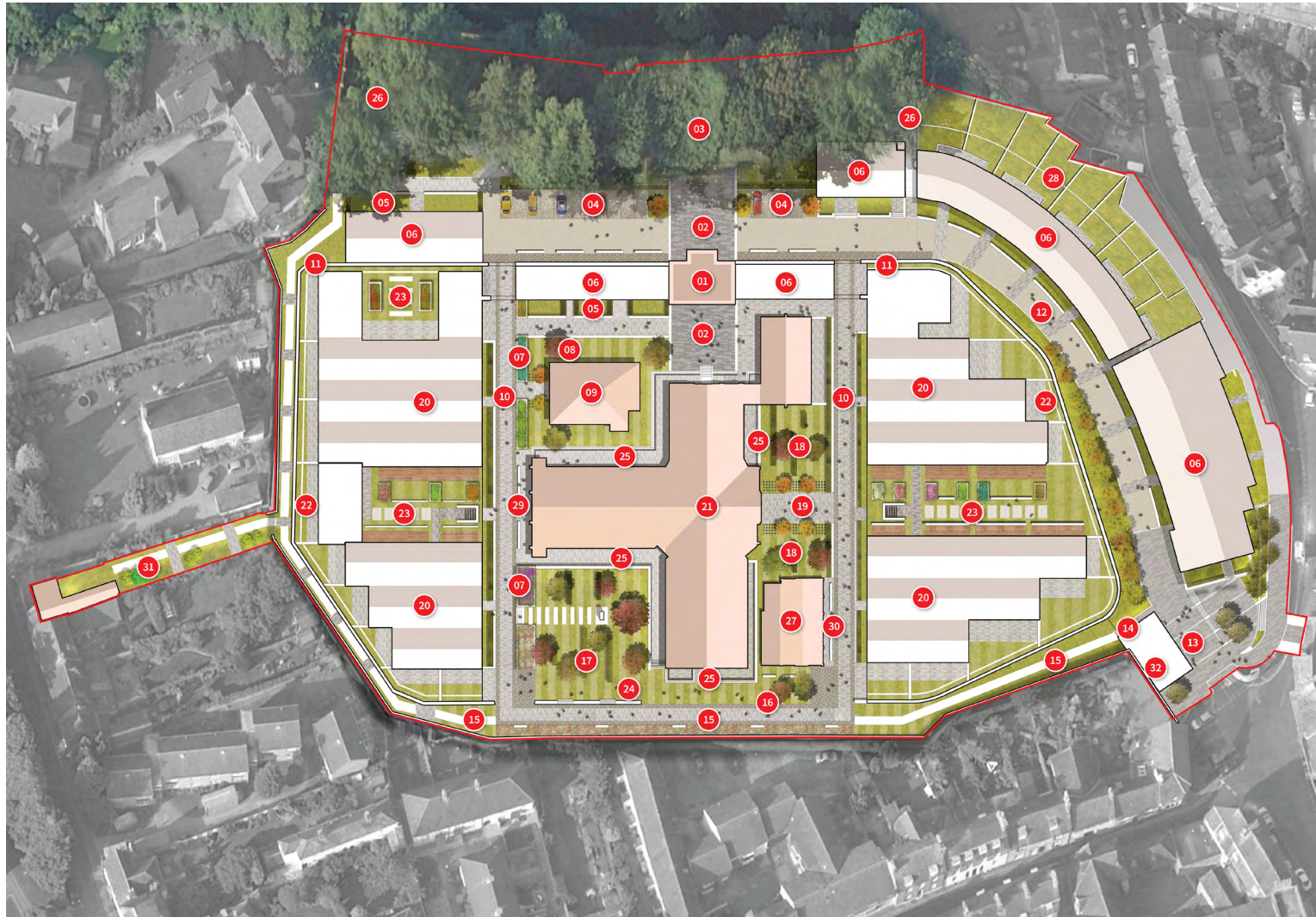
VAT

The site will be elected for VAT on sale.



Dorchester Gaol

Planning | Landscape illustrative plan



LEGEND

- 01 Gatehouse.
- 02 Gatehouse Square with natural stone paving.
- 03 North woodland edge.
- 04 Surface parking.
- 05 Private residential terrace.
- 06 Proposed residential building.
- 07 Timber 'kitchen garden' planters.
- 08 Northern courtyard garden.
- 09 Existing block.
- 10 Pedestrian and service routes.
- 11 Existing inner wall.
- 12 Shared pedestrian and vehicle access.
- 13 North Square.
- 14 Gated residential pedestrian entrance.
- 15 Pedestrian route.
- 16 Inner wall removed along south edge.
- 17 Southern courtyard garden.
- 18 Eastern courtyard garden.
- 19 Residential entrance to main cell block.
- 20 Proposed residential buildings.
- 21 Existing main cell block.
- 22 Private residential garden terrace.
- 23 Communal residential gardens.
- 24 Part of existing wall, retained with access points and timber steps.
- 25 Main cell block basement terrace.
- 26 Stepped access to River Frome.
- 27 Existing south eastern cell block.
- 28 Private residential terraces and gardens.
- 29 Hard landscape setting against cell block elevation.
- 30 South eastern cell block entrance with communal terrace.
- 31 Glyde Path Road.
- 32 Proposed sub-station.

Method of Sale

Unconditional offers are invited for the site. Bids are to be submitted to james.petherick@eu.jll.com by 1pm on 6 June 2018.

Bidders should note the following:

1. A single purchase payment is preferred. Any deferred payment proposals will require appropriate security provisions.
2. Warranties, copyright to drawings and relevant reports will be assigned to the purchaser where possible.

Interested parties should include the following information with their bid:

1. Offer and details of payment terms
2. Proof of ability to finance the purchase
3. Confirmation of Board or other approval to make purchase
4. Details of any conditions of purchase or due diligence required pre-exchange
5. Timings for exchange and completion

The vendor reserves the right not to accept the highest or any of the bids received. They also reserve the right to interview prospective purchasers and seek best and final bids if necessary.



Dorchester Gaol

Further information

INSPECTIONS

Viewings of the site can be arranged by appointment:

FURTHER INFORMATION

Planning, legal, title and technical documents are available on a secure data room at <http://dorchester.live.jll.com>

Subject to contract.
Particulars dated April 2018.

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For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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