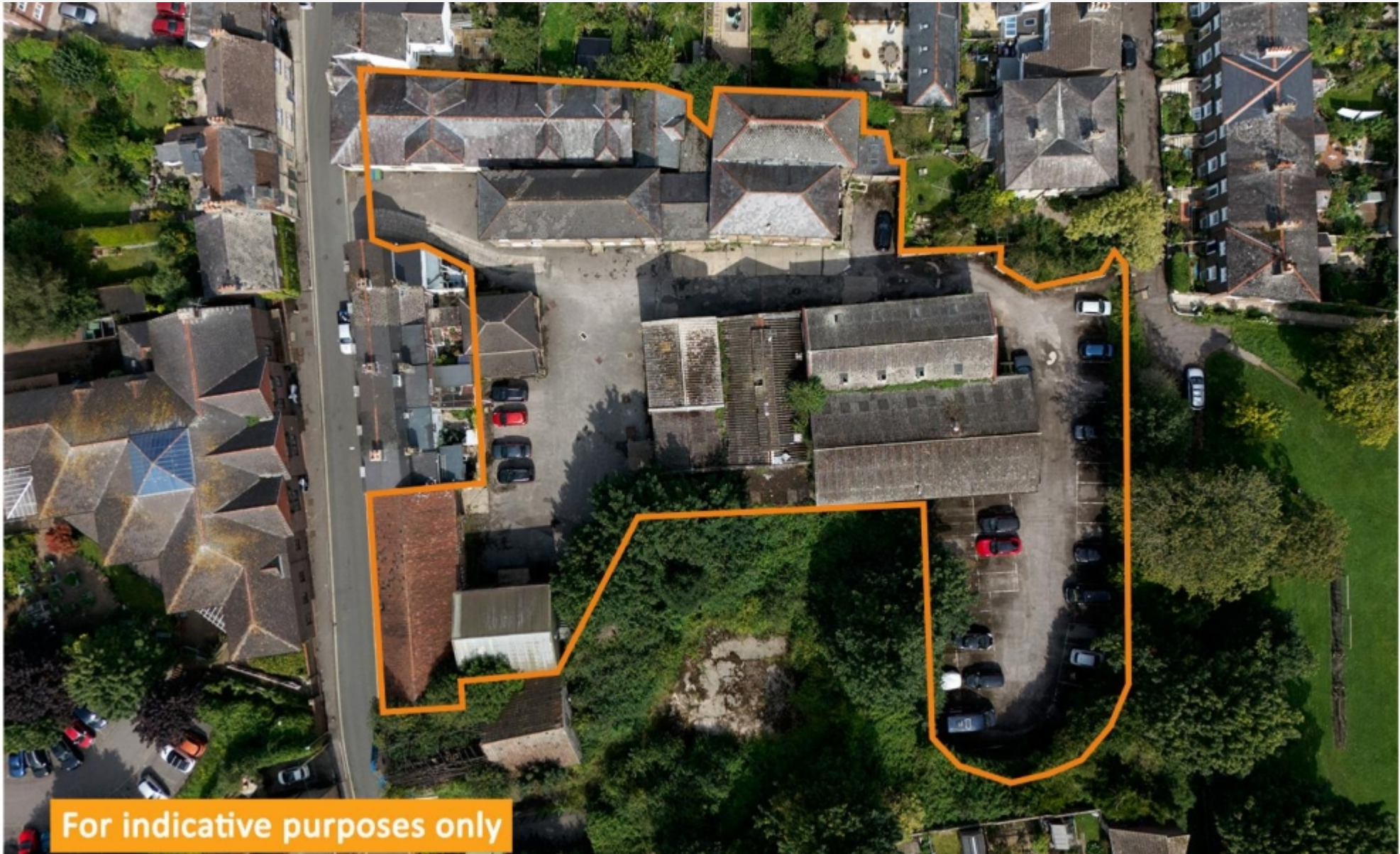


Lot 57, 11a Icen Way, Dorchester,

Dorset DT1 1EW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Former Gas Works Site

- Vacant Site of Approximately 0.49 Ha (1.20 Acres)
- Includes 4 storage/office buildings of Approx. 1,724.27 sq. m. (18,363 sq. ft.)
- Central Dorchester Location in desirable residential area
- Development potential (subject to consents)
- Alternative Use potential (subject to consents)
- First time to market for over 50 years

Lot

57

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

22 miles west of Bournemouth, 45 miles East of Exeter

Roads

A345, A35, A37

Rail

Dorchester South Railway Station, Dorchester West Railway Station

Air

Bournemouth Airport

Situation

Dorchester is the county town of Dorset and is a busy and popular tourist and retailing destination. The property is situated on the east side of Icen Way in an affluent, predominantly residential area in central Dorchester some 100 yards east of South Street, Dorchester's main retail location.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.49 Ha (1.20 Acres) upon which sits three x 2 storey storage/office buildings and a single storey storage building. The site and existing buildings may be suitable for re-development subject to obtaining the necessary consents. The site has most recently been used for storage.

VAT

VAT is applicable to this lot.

Note

To view a 360 degree walkthrough tour of the property (for identification purposes only) please click here - <https://storage.net-fs.com/hosting/7067359/54/> A Phase 1 Environmental Report, carried out in December 2023, is available within the Legal Pack.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Wood Stores	Ground Mezzanine First	Office/Storage Storage Storage	778.24 222.69 224.62	(8,376) (2,397) (2,417)	VACANT POSSESSION
Gas Works	Ground	Storage	74.52	(802)	VACANT POSSESSION
Shears Bros	Ground First	Storage Office	154.00 38.30	(1,657) (412)	VACANT POSSESSION
Former Funeral Parlour	Ground First	Office/Storage Storage	132.40 81.50	(1,425) (877)	VACANT POSSESSION
Total			1,724.27	(18,363) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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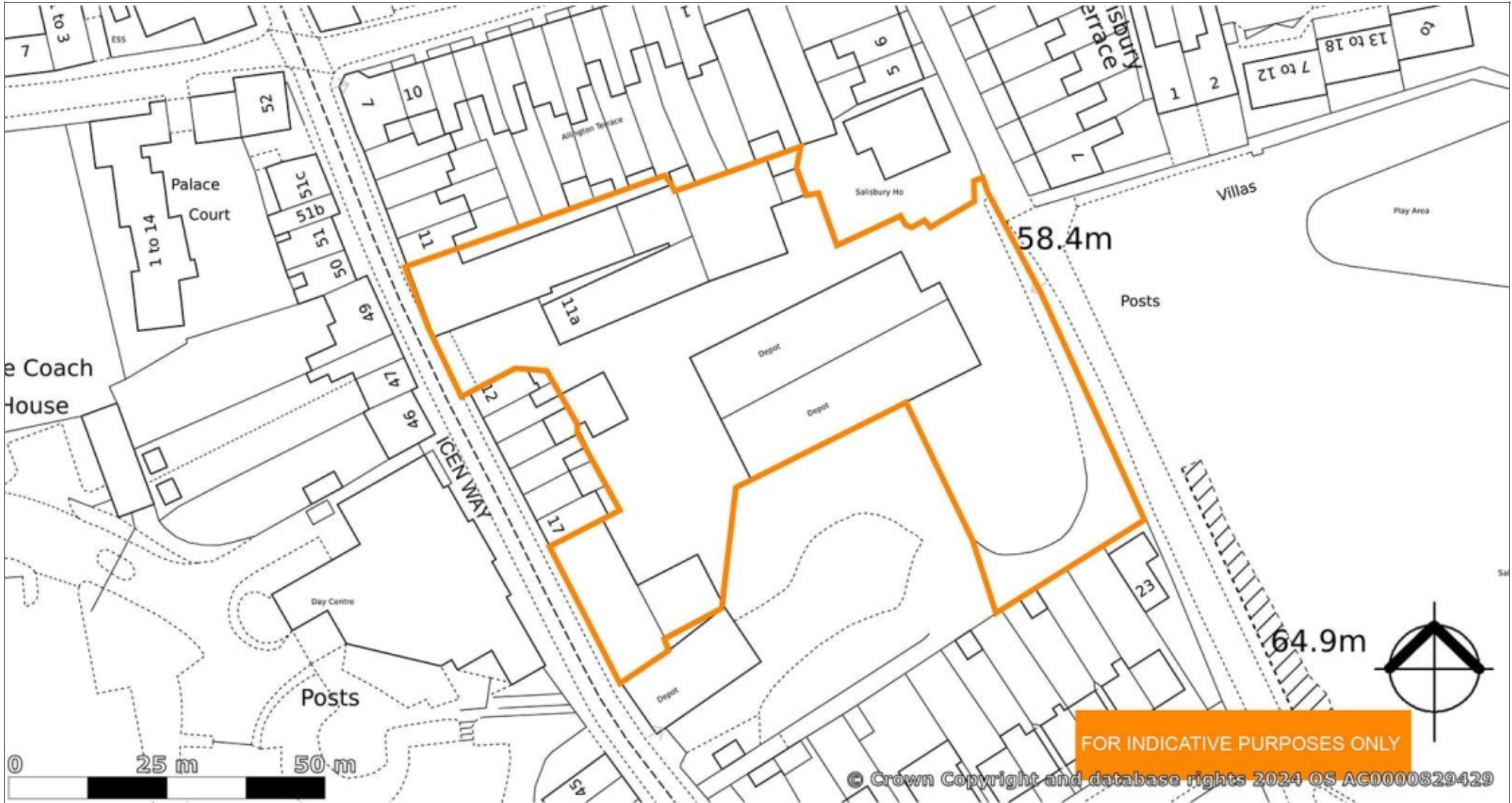
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**Please click on the link below for
a 360 tour of the property**

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2024