

THE OLD POLICE STATION, ARGYLE ROAD, SWANAGE Guide £1,200,000

Excellent redevelopment site comprising substantial existing property, formerly the town Police Station, with planning consent to convert the building into 3x three bedroom and 3x four bedroom dwellings, in accordance with plans prepared by Dot Architecture. Floor Plans shown on pages three, four and five of this brochure.

Planning Permission 6/2016/0618, as amended by Application No: 6/2020/0226. A copy of the grant of planning is shown adjoining.

Location

The property is situated on a prominent site about one third of a mile level distance from the town centre and beach.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Existing Building

The existing building, constructed in 1899 has attractive elevations of natural Purbeck stone with car parking provisions at the rear. The property stands in grounds of approximately 0.286 of an acre (0.116 of a hectare).

Community Infrastructure Levy (CIL)

The CIL for the original scheme has been paid in full by the seller. There is also an additional CIL charge to be paid for the loft conversions which is stated to be c.£70,000.

<u>VIEWING</u> By appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1HZ**.

Property Ref ARG1361

Business Rates To be Assessed



Development Management Westport House, Worgret Road, Wareham, BH20 4PP 01929 556561 www.dorsetcouncil.gov.uk

Mr Pearce C/O Chapman Lily Planning Unit 5, Designer House Sandford Lane, Wareham BH20 4DY

> Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

Grant of Planning Permission

Application Number:	6/2020/0226
Case Officer:	Alexandra Dones
Applicant:	Mr Pearce
Location:	Swanage Police Station, Argyle Road, Swanage, BH19 1HZ
Description:	Variation of condition 2 of PP 6/2016/0618 (Alterations and extensions to former police station to facilitate conversion to 6 dwellings) to form habitable accommodation in roof space and enlarge extension to create 3 x 3 bed and 3 x 4 bed dwellings.
Decision Date:	16 December 2020

Dorset Council grants planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission does not cover Building Regulations Approval. Please contact them on 01929 557307 / 557280 or email <u>buildingcontrolteame@dorsetcouncil.gov.uk</u> to discuss making an application.

Please note that this development will be subject to the Community Infrastructure Levy (CIL). A liability notice will be issued shortly. You may not need to pay this amount but you will need to follow the correct process to comply with the notice.

This planning permission is subject to conditions set out over the page.

MAMANT

Mike Garrity Head of Planning Economic Growth and Infrastructure

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and are reproduced from the Ordnance Survey and any not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey and with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



This property's energy rating is D. Under 0 A+ Net zero CO2 D 98 D 81-125 E

Energy rating and score



Drawing Status key: Skelch Dra/t Approved Construction

Proposed Floor Plans

1556P/106a

Drawing ref:

dot

Schedule of Accomodation

Unit	No. Beds	No Bedspaces	Sq. m.	So. ft.
1	3	6	149.3 sq.m.	1607 sq. ft.
2	4	8	152 sq.m.	1636.1 sq. ft
3	з	6	106.7 sq.m.	1148.5 sq. ft.
4	з	6	106.7 sq.m.	1148.5 sq. ft
5	4	8	170.7 sq.m.	1837.3 sq. ft
6	4	8	176.1 sq.m.	1895.5 sq. ft

PROPOSED GROUND FLOOR PLAN SCALE 1:100@A3

Mr Pearce Revision Notes Former Police Station, Argyle Road, Swanage, BH19 1HZ Amended to elevations Drawn by CB Checked by DH Scale As shown The interpret of the design of

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Status:

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Date

01/04/20

www.dotarchitecture.co.uk

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2	4	8	152 sq.m.	1636.1 sq. f
3	з	6	106.7 sq.m.	1148.5 sq. f
4	3	6	106.7 sq.m.	1148.5 sq. f
5	4	8	170.7 sq.m.	1837.3 sq. f
8	4	8	176.1 sq.m.	1895.5 sq. f



Mr Peerce	Revision	Notes	Date
Former Police Station, Argyle Road, Swanage, BH19 1	HZ a	Amended to elevations	01/04/20
	b	Amended to LPA comments	21/06/20
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Existing Building

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Mr Peerce		Revision	Notes	Date
Former Police Station, Argyle R	cad, Swanage, BH19 1HZ	a	Amended to elevations	01/04/20
		b	Amended for submission	01/04/20
Drawn by	СВ			
Checked by	DH			
Scale	As shown	22		

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Dreposed Floor Plane

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