

Crossways



LAND SOUTH OF WARMWELL ROAD,
CROSSWAYS, DORCHESTER, DORSET DT2 8BS

RESIDENTIAL DEVELOPMENT
OPPORTUNITY



A residential development site extending to approximately 43.58 hectares (107.7 acres) with the benefit of a hybrid planning consent for a total of 500 units



- 500 units (subject to signing of S106 agreement)
- 43.58 hectares (2.5ha of which is proposed employment, and 22.4ha is proposed SANG)

Executive Summary

- A freehold residential development site within this sought after location approximately 6 miles east of the historic county town of Dorchester.
- Hybrid resolution to grant planning consent consisting of detailed approval for 99 units and outline approval for 401 units, all subject to signing a section 106 agreement.
- Consent requires delivery of a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road.
- Provision of a minimum of 22.4ha of Suitable Alternative Natural Greenspace (SANG).
- 35% affordable housing requirement.

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Location

The site is situated in the sought after location of Crossways, approximately 6 miles to the east of the county town of Dorchester.

Crossways is a village with a population of 2,267 (2011 census). As well as local amenities the village boasts having Frome Valley CE First School, which was constructed in 2006.

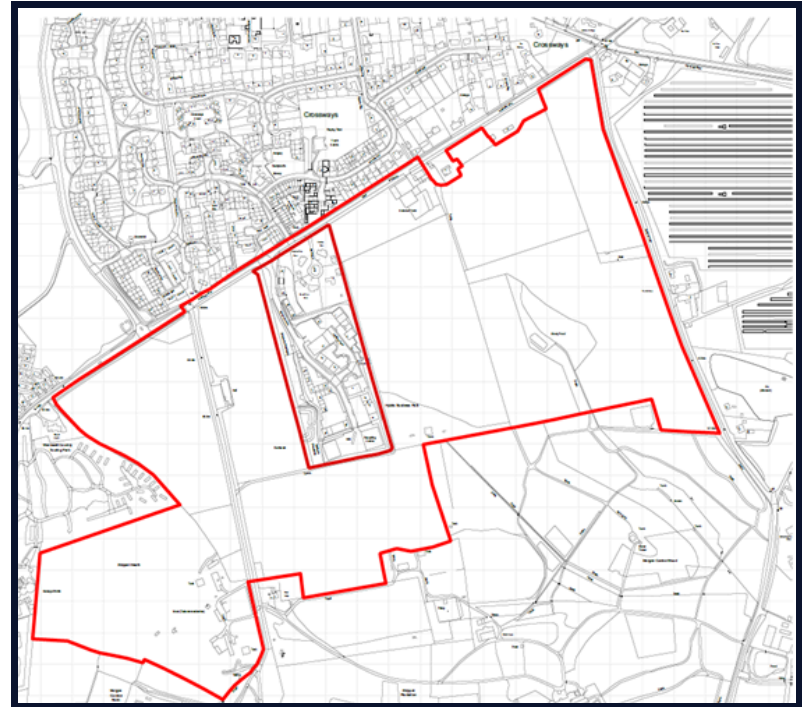
Moreton railway station, which offers direct routes to Bournemouth, Southampton and London (Waterloo) can be found approximately 0.6 miles from the site.

6 miles to the west of the site lies the historic county town of Dorchester which offers a more comprehensive range of facilities and amenities.

Equally approximately 6 miles south of the site is the UNESCO World Heritage Jurassic Coastline. This was the first wholly natural World Heritage Site to be designated in the United Kingdom and offers some truly beautiful and dramatic scenery.

Due to its semi-rural location the site sits on the doorstep of some superb countryside with the famed beaches of the popular seaside resort of Weymouth just 10 miles away.

There are a number of major employers in the local and surrounding area including BAE Systems, Dorset County Hospital NHS Foundation Trust, Dorset Council, New Look headquarters, Farrow & Ball headquarters, Lush Cosmetics headquarters, RNLI (Royal National Lifeboat Institution) headquarters and Sunseeker headquarters.



NOT TO SCALE

FOR ILLUSTRATION PURPOSES ONLY

PLANNING APPLICATION AREA



**CLICK HERE TO VIEW
FLY THROUGH VIDEO**



- | | | |
|----------------------------|---|---|
| ① New Look – 10 miles | ④ Lush Cosmetics – 20 miles | ⑦ BAE Systems – 6 miles |
| ② Farrow & Ball – 20 Miles | ⑤ Sunseeker – 20 miles | ⑧ Leonardo – 28 miles |
| ③ Cobham - 20 miles | ⑥ RNLI (Royal National Lifeboat Institution) – 20 miles | ⑨ Dorset Council – 6 miles |
| | | ⑩ Dorset County Hospital NHS Foundation Trust – 6 miles |



The Site

The site extends to approximately 43.58 hectares (2.5ha of which is proposed employment, and 22.4ha is proposed SANG) and consists of numerous fields of agricultural land along with some wooded areas.

It is bordered to the north by a main road and small country lanes to both the east and west.



Planning

The land benefits from a resolution to grant planning under application reference WD/D/16/000378 for a hybrid application for full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road.

An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG). The resolution was granted at committee in 2017.

A revised application with compliant affordable housing provision received a further resolution to grant consent, subject to Section 106 in 2019.

The sellers have recently been required to update all environmental surveys and this has now been submitted with an expectation that the application will be presented to committee again autumn 2025.

This is expected to gain approval again subject to signing a Section 106 agreement.

Method of Sale

The property will be sold by way of informal tender with a closing date for bids of 12:00 noon Thursday 4th December 2025.

Offers should be submitted in writing (or via email) and must include the following information:

- Offer sum
- Any conditions attached to the offer
- Anticipated timescales for exchange and completion
- Details/Proof of funding
- Appointed solicitors

Tenure

The site is being sold freehold.

Price

Price on application.

VAT

TBA

Legal Costs

Each party is to bear their own legal costs.

Identity Checks / AML

The money laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings

There is a public footpath running through the land and interested parties are welcome to use this to view at their leisure. Should you wish to have a more detailed visit, please contact the joint sole selling agents.

Further Information

For further plans and information, please click on the following link:

[DATAROOM](#)

Drone Footage

To see a drone footage and a flyover, please click on the following link:

[DRONE FOOTAGE](#)

For further information please
contact the selling agents:



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