

The logo consists of the lowercase letters 'gth' in a white, serif font, set against a solid red rectangular background.

gth

A photograph of a three-story historic building, Savernake House, located at 42 High West Street, Dorchester. The building features a mix of white plaster and red brickwork. It has a dark tiled roof with two dormer windows. A large, well-manicured green tree stands in front of the central part of the house, partially obscuring the ground floor. To the left, a white-plastered section has two windows, one of which has a sign that says 'MS'. The central entrance has a blue door and a small arched window above it. To the right, another white-plastered section has a bay window. The sky is clear and blue.

Period Offices with Residential Conversion Opportunity (STP)

Savernake House, 42 High West Street, Dorchester

Key Facts

- Prominent town centre location with rear yard providing parking.
- A landmark period building of 2,925 sq ft spread over 3 floors and basement.
- Potential to create a number of high quality residential apartments (STP).
- Freehold Guide Price: £275,000.

Location

The property is located on the north side of High West Street, close to the Top'O'Town roundabout within Dorchester's town centre. Brewery Square is only a short walk away and so is the county town's many shopping and leisure facilities.

Dorchester, Dorset's county town and principle retailing and administrative centre, has a resident population of 21,850. The town has two train stations providing access to London Waterloo, Bristol and Weymouth along with all connections in-between. The A35 trunk road runs east-west connecting Bournemouth, Poole and Exeter. Bournemouth Airport is only 35 Miles away.

Description

A Grade II* Listed building spread over three floors, which are currently configured as offices with staff amenities, plus basement stores. There is also a rear yard that provides parking and a bin storage area that can be accessed off Colliton Walk.

The property is a handsome mid-terraced period building with a brick facing front elevation with stone dressings, which is believed to date back to the early to mid-18th century. Internally, the ground floor provides a front hall





with feature timber stairs rising to the first floor, period offices, stores, WCs and access to both the basement and rear yard. The first floor provides period offices, kitchen, WC and store. The second floor provides two unrestricted offices with a further two which are restricted. The basement contains a traditional wine cellar, store and safe.

Planning

The property has historically be used as offices under Class E Use of the Town and Country Planning Act, as amended.

A positive pre-app was received on 22nd April 2025 to convert the existing building into five residential apartments ranging from one to two bedrooms. A copy of the pre-app can be made available to interested parties upon request.

Utilities

Mains electricity, gas, water and drainage are connected.

Energy Performance Certificates

The Savernake House has an assessment rating of E(107).

Rates

We understand Savernake House has a rateable value of £15,750.

Terms

The property is available for sale freehold with vacant possession at a guide price of £275,000.

VAT

We are advised the property is not registered for VAT and therefore VAT will not be applicable on the purchase price.





Floor Areas

The property has been measured on a net internal basis with the following floor areas obtained:

Ground Floor Offices	74.99 sq m	808 sq ft
Ground Floor Stores	8.31 sq m	89 sq ft
Ground Floor Rear Store	No Access	No Access
First Floor Offices	94.47 sq m	1,018 sq ft
First Floor Kitchen	4.08 sq m	44 sq ft
Stores	1.12 sq m	12 sq ft
Second Floor Offices	63.89 sq m	687 sq ft
Basement Safe	4.54 sq m	49 sq ft
Basement Stores	<u>19.70 sq m</u>	<u>212 sq ft</u>
Total	271.10 sq m	2,925 sq ft

