



# To Let – Potterne Park Sports Ground

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Potterne Way, Verwood, BH21 6RS

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# Summary of facilities

*Well located community facilities set within approx. 14.18ha of grounds with potential to invest to enhance and improve. Opportunity of interest to third sector organisations such as community groups, charitable or not-for-private-profit organisations, and other entities aiming to deliver social value.*



## **SITE AREA**

Site extending to around 14.18 ha (35 acres).



## **SPORTS PITCHES**

3x full size football pitches, junior pitches, cricket square with practice nets, flood-lit 3G arena.



## **ADDITIONAL FACILITIES**

2 flood-lit tennis courts, skatepark, BMX area, children's play area.



## **PAVILION**

7x team changing rooms (4x with showers), 2x referee changing rooms, office, physio rooms, WCs, licensed bar and café with basic kitchen.



## **PARKING**

Parking areas for approximately 125 cars.



## Location

Potterne Park is a sports ground located just south of the town of Verwood in eastern Dorset, which is around 3.5 miles north west of the A31 with access gained via the B3081.

The Property is around 6.35 miles north of Bournemouth, 8.3 miles north east of Poole, and 12.8 miles south of Salisbury.

Moors Valley Country Park and Forest, and Moors Valley Golf Course which is located in the country park, lie immediately south east of the Property. The area north of the site comprises mainly residential accommodation.



## Description

Potterne Park is a popular park and outdoor sports facility offering a range of sports pitches and courts in beautiful surroundings. The site also offers play equipment for children and is popular with dog walkers.

Among the sports teams who call Potterne Park home are Verwood Town Football Club and Verwood Cricket Club. The incoming tenant would be expected to work in partnership with these existing clubs.

The grass and 3G pitches can be hired at any time and bookings are welcomed from new hirers for adult and junior training and matches. The pavilion has space for indoor activities, a meeting room, a number of team and referee changing rooms, and a licensed bar and café.

# The Property

## SPORTS PITCHES

- Main full size grass football pitch with covered stand, two dugouts, floodlights (used by Verwood Town FC as home ground)
- Two further full size grass football pitches
- Junior pitches
- Full size cricket square/pitch with scoreboard and 3 practice nets (maintained by Verwood CC)
- Flood-lit 3G surface built to FIFA 2 star/IRB regulation standard within cage (1x full pitch or 3x individual pitches)
- Land included within the property has been proposed for new cricket pitch/es

## OTHER FACILITIES

- Two flood-lit tennis courts with painted tarmac surface
- Skate park with concrete bowl, ramps, rails and ledges
- BMX mud track
- Children's playground with equipment including swings, slides and seesaw

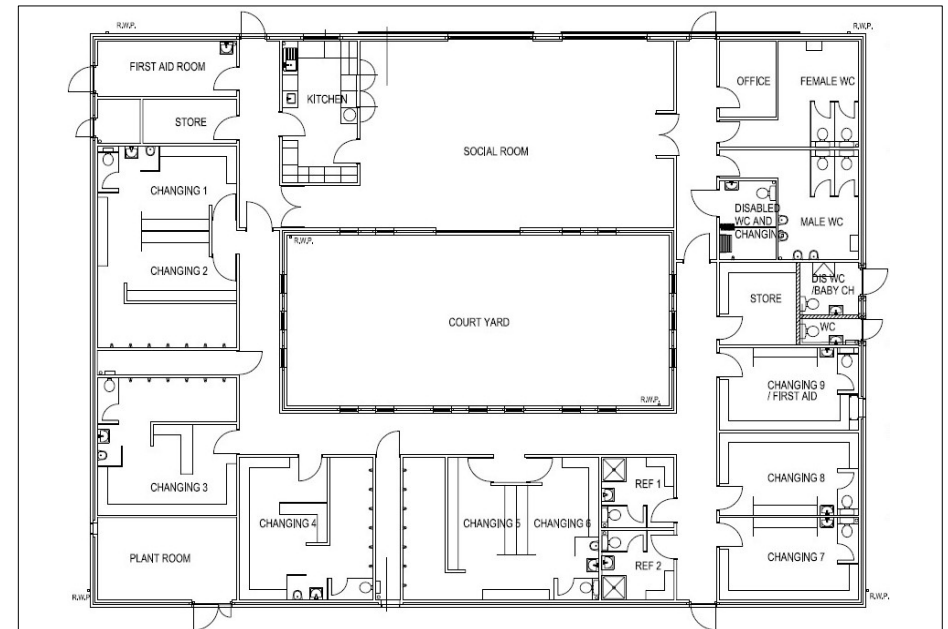
## PAVILION

The purpose built pavilion is a single-storey building, constructed of rendered cavity block with pitched sheet profile roof in the early-2000s. Solar panels were installed on the southern side of the roof in 2022. In total the accommodation extends to around 504 sqm (5,425 sq ft) GIA, comprising:

- Seven team changing rooms (Four with showers)
- Two referee changing rooms
- Office
- Physio/first aid rooms
- WCs
- Accessible WC and changing room
- Licensed bar and café with basic kitchen

## CAR PARKING

Two gravel parking areas either side of the main entrance provide space for around 125 vehicles. Team coaches are also able to parallel park in these areas.



**PAVILION FLOORPLAN**



## Current Fees

The Property is currently operated and maintained by the Council, including the administration of sports pitch bookings and the running of the pavilion café and bar.

Current booking fees for the various courts and pitches are indicatively set out below:

### Sports Pitches

Pitch/Court	Price
Football, Rugby, Cricket (Adult)	£75.50 per match
Football, Rugby, Cricket (Junior)	£41.00 per match
Junior Mini Football Pitch	£24.50 per match
Tennis	£8.75 per match

### 3G Arena

Pitch	Price
Whole Arena (Peak*)	£71.00 per hour
Whole Arena (Off-Peak)	£50.00 per hour
Single Pitch (Peak*)	£35.75 per hour
Single Pitch (Off-Peak)	£24.50 per hour

\* weekdays 5pm to 10pm

It is considered that there is an opportunity for an incoming tenant to invest in the enhancement of the Property to boost income generation and to potentially also introduce new facilities, such as full size 3G pitch, and streams of income (subject to planning).

# Other Information

## SERVICES

It is understood that the pavilion is connected to all mains services including water, electricity, drainage and gas.

## EPC

A copy of the Energy Performance Certificate can be provided on request.

## PLANNING

Development at the site is controlled by the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2013 - 2028). General planning information can be obtained from:

Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ

T: 01305 838 336 | E: [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

## BUSINESS RATES

We understand that the pavilion is rated as follows:

*Rateable value: £7,300.00*

*UBR (2023/24): 0.499*

*Rates Payable: £3,642.70*

Interested parties should make their own enquiries with the Local Authority to verify this information.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TENURE AND TERMS

The freehold interest in Potterne Park is held, and will be retained, by Dorset Council.

Proposals are invited from perspective operators for a new lease on terms to be agreed.

## SUBMISSION OF PROPOSALS

Proposals should be submitted by email to [james.wells@avisonyoung.com](mailto:james.wells@avisonyoung.com) by no later than midday on Friday 21<sup>st</sup> July 2023.

All submissions must be accompanied by a completed Proposal Form, copies of which are available from Avison Young upon request.

## FURTHER DETAILS & VIEWINGS

For further information or to arrange a viewing, please contact the letting agent Avison Young.

# To find out more, scan the QR code



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