



BUNDLE 1.1 (17/12/25)

Existing plans, photographs and designations

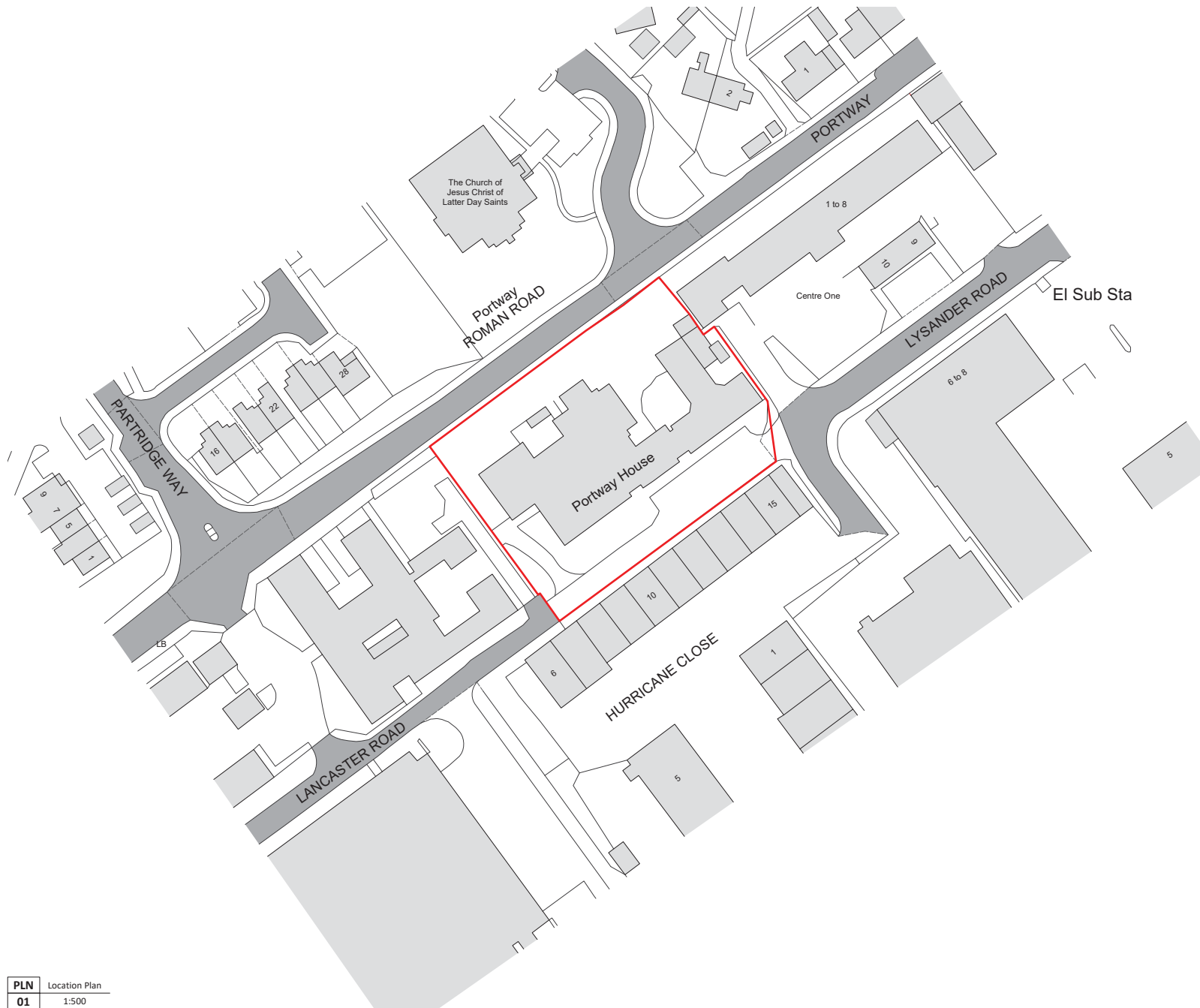
Portway House, Old Sarum Park, off Lysander Rd, Old Sarum, Salisbury SP4 6EB

Class MA application for 20 flats

1.1 List of enclosed relevant documents (Class MA)	page
Existing general location plan	1
Existing block plan including red line for Class MA application	2
Title plan matches Class MA application red line	3
Plan showing Portway House relative to Cvn Area and adj LB	4
Existing topographic survey and Class MA red application line	5
Existing Office ground floor plan	6
Existing Office first floor plan	7
Interior photographs – indicating character of office use	8
Sales brochure (issued August '25)	26
Existing land use plan	30
Nearest SSSI plan	31
Nearest Safety Hazard Area	32
Nearest Military Explosives Area	33
Nearest National Landscape Area	34
Nearest World Heritage Site	35

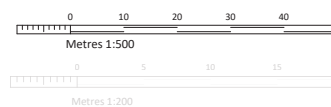
**Richard Greenwood BA (Hons) BPI MRTPI
Director**





PLN	Location Plan
01	1:500

FEASIBILITY

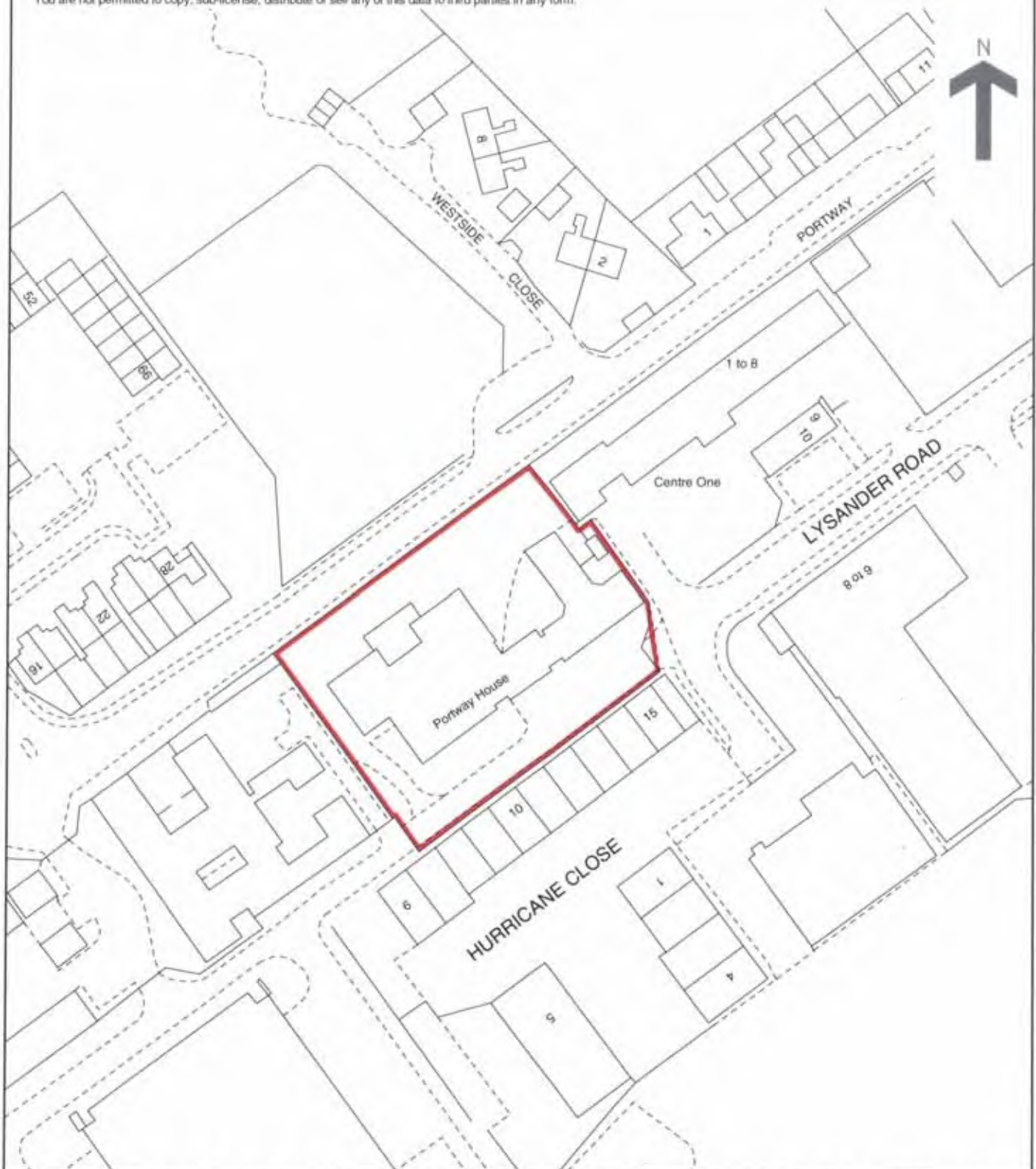


Land Registry
Official copy of
title plan

Title number **WT309201**
Ordnance Survey map reference **SU1533NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Wiltshire**



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This official copy issued on 24 May 2013 shows the state of this title plan on 24 May 2013 at 17:30:42. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Weymouth Office.

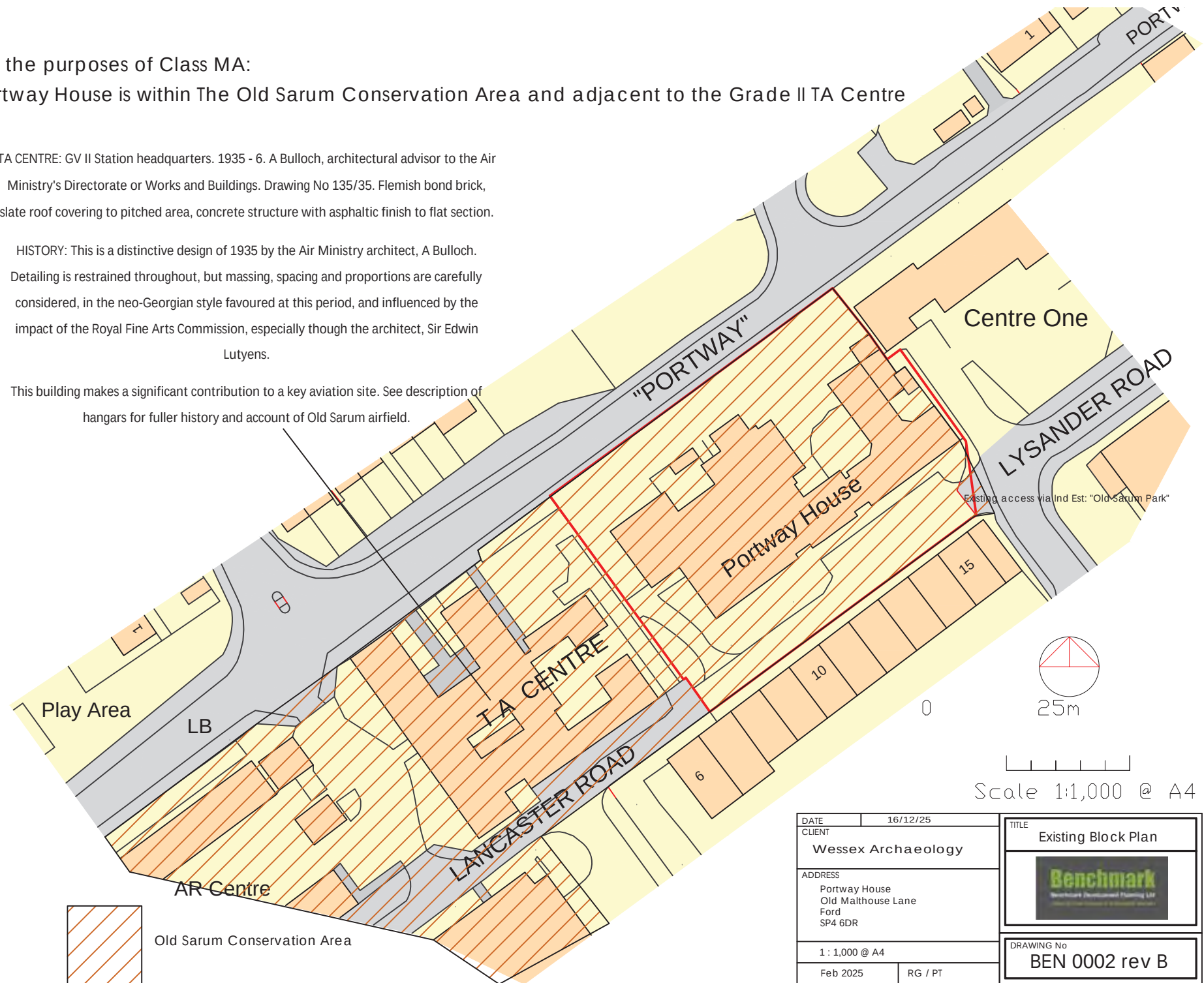
For the purposes of Class MA:

Portway House is within The Old Sarum Conservation Area and adjacent to the Grade II TA Centre

TA CENTRE: GV II Station headquarters. 1935 - 6. A Bulloch, architectural advisor to the Air Ministry's Directorate of Works and Buildings. Drawing No 135/35. Flemish bond brick, slate roof covering to pitched area, concrete structure with asphaltic finish to flat section.

HISTORY: This is a distinctive design of 1935 by the Air Ministry architect, A Bulloch. Detailing is restrained throughout, but massing, spacing and proportions are carefully considered, in the neo-Georgian style favoured at this period, and influenced by the impact of the Royal Fine Arts Commission, especially through the architect, Sir Edwin Lutyens.

This building makes a significant contribution to a key aviation site. See description of hangars for fuller history and account of Old Sarum airfield.



NOTES: DO NOT REMOVE THESE NOTES FROM THIS DRAWING

Land Development Services Ltd. own the copyright of this drawing. Their written consent must be obtained before this drawing is copied, forwarded to any third parties, or used for any purpose other than the one for which it was supplied.

This survey has been carried out to an accuracy consistent with the presentation scale noted below. Interrogated dimensions will therefore be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LDS survey stations.

While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured or inaccessible at the time of survey.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are taken at the bottom of the lowest roof tile. Where underside of fascia or other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments etc.) will be approximate only. Underground services have not been traced, but any visible surface features have been located.

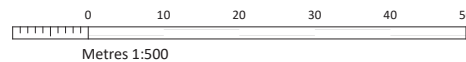
Spot heights displayed within the road width are road/gutter levels, not top of kerb.

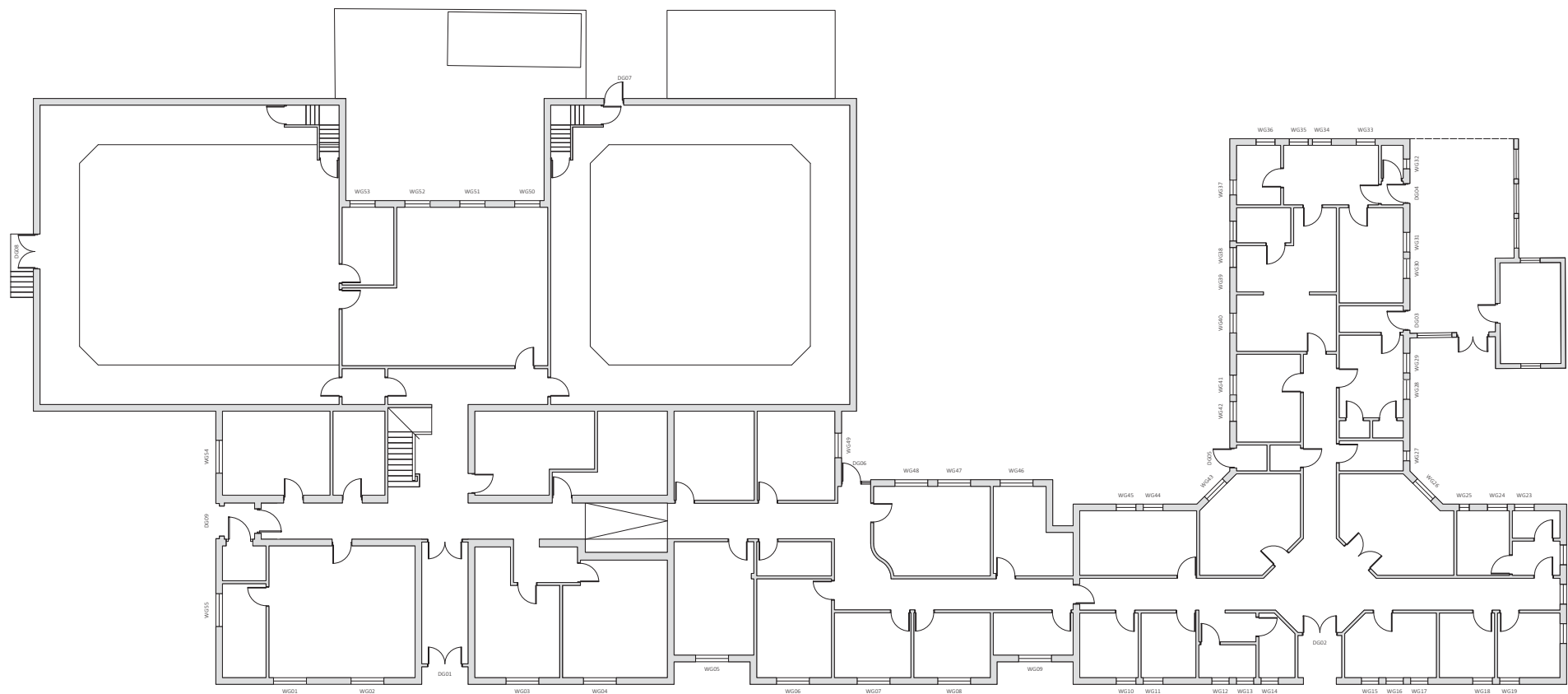
Trees have been drawn diagrammatically (i.e. circular) showing average canopy spread, however their true shape in plan will be different. Every effort has been taken to identify species, but where critical these should be verified by a specialist.



SURVEY CONTROL: 13081				
STATION	EASTING	NORTHING	HEIGHT	DESCRIPTION
LDS1	415194.020	133626.787	77.619	PK SURVEY NAIL
LDS2	415281.383	133674.646	79.128	PPK SURVEY NAIL
LDS3	415309.810	133706.443	79.475	PPK SURVEY NAIL
LDS4	415363.642	133735.244	79.487	PPK SURVEY NAIL
PLDS5	P415394.558	P133699.950	P79.550	PPK SURVEY NAIL
LDS6	415344.640	133662.919	79.651	PPK SURVEY NAIL
LDS7	415316.872	133636.307	79.534	PPK SURVEY NAIL
PLDSR1	P415303.975	P133671.354	P81.328	PRETRO TARGET
LDSR2	415300.541	133649.764	81.598	PRETRO TARGET
LDSR3	415289.523	133662.502	81.360	PRETRO TARGET

FEASIBILITY

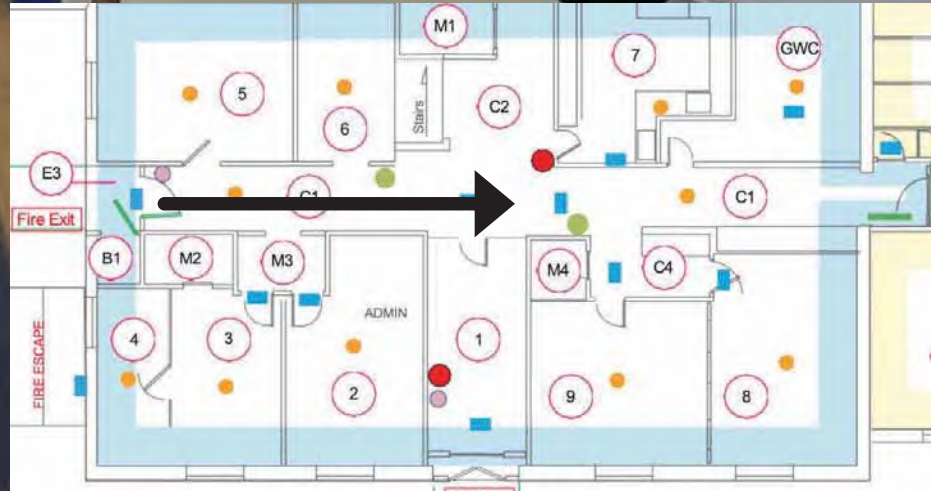
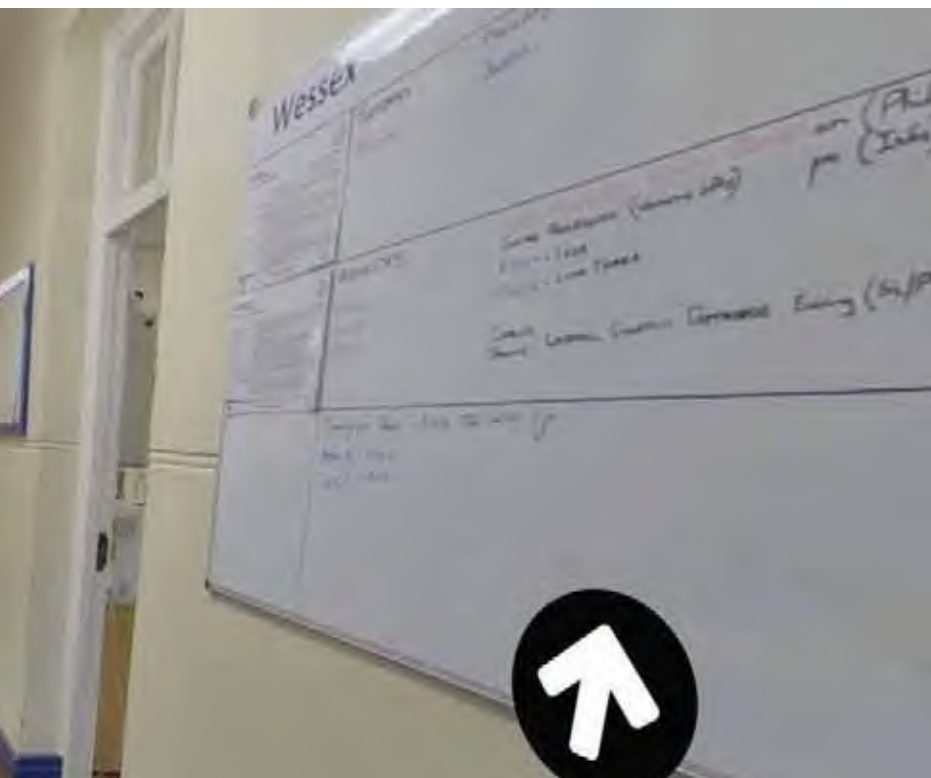
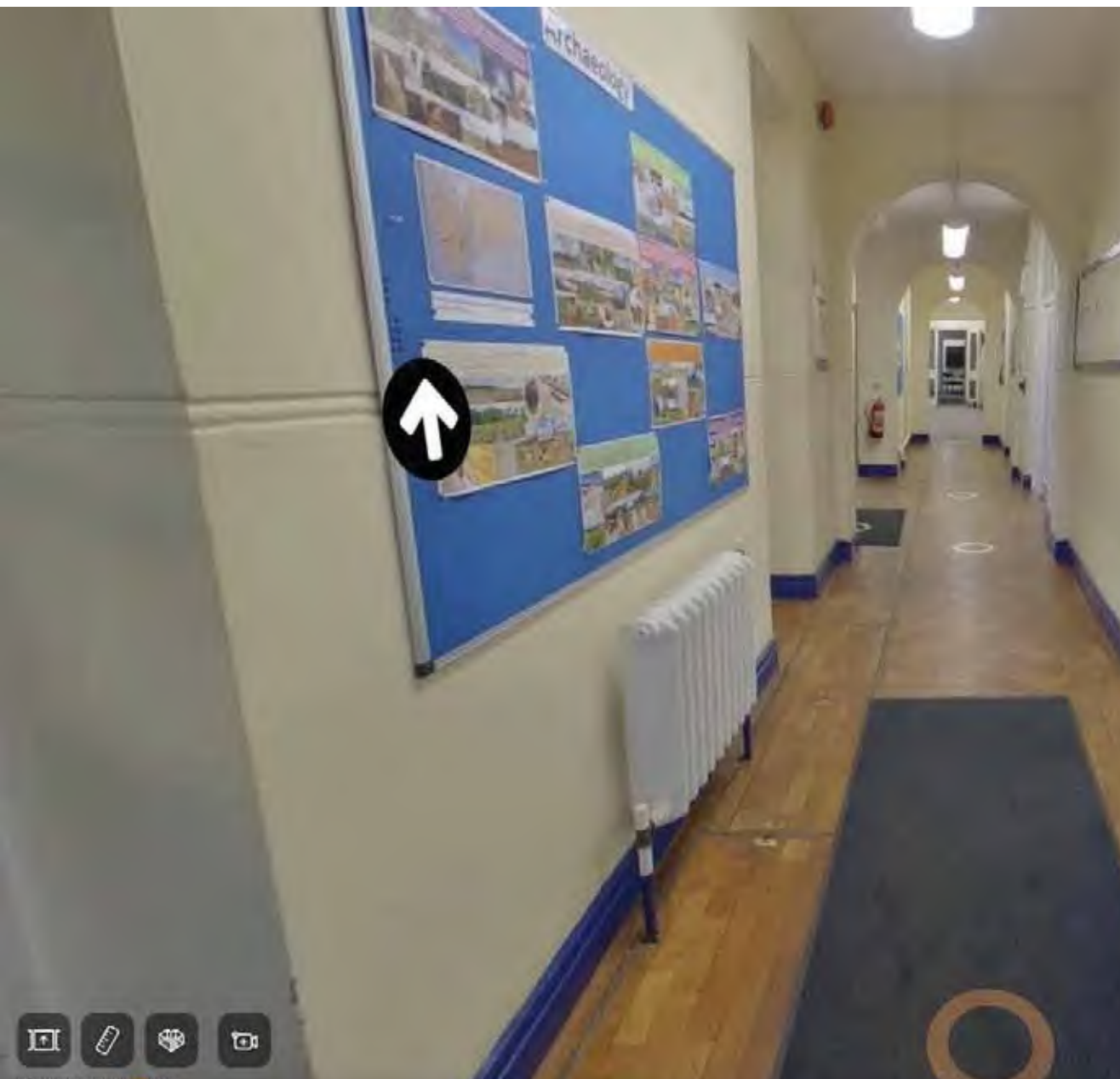




PLN Existing GF Plan
01 1:100

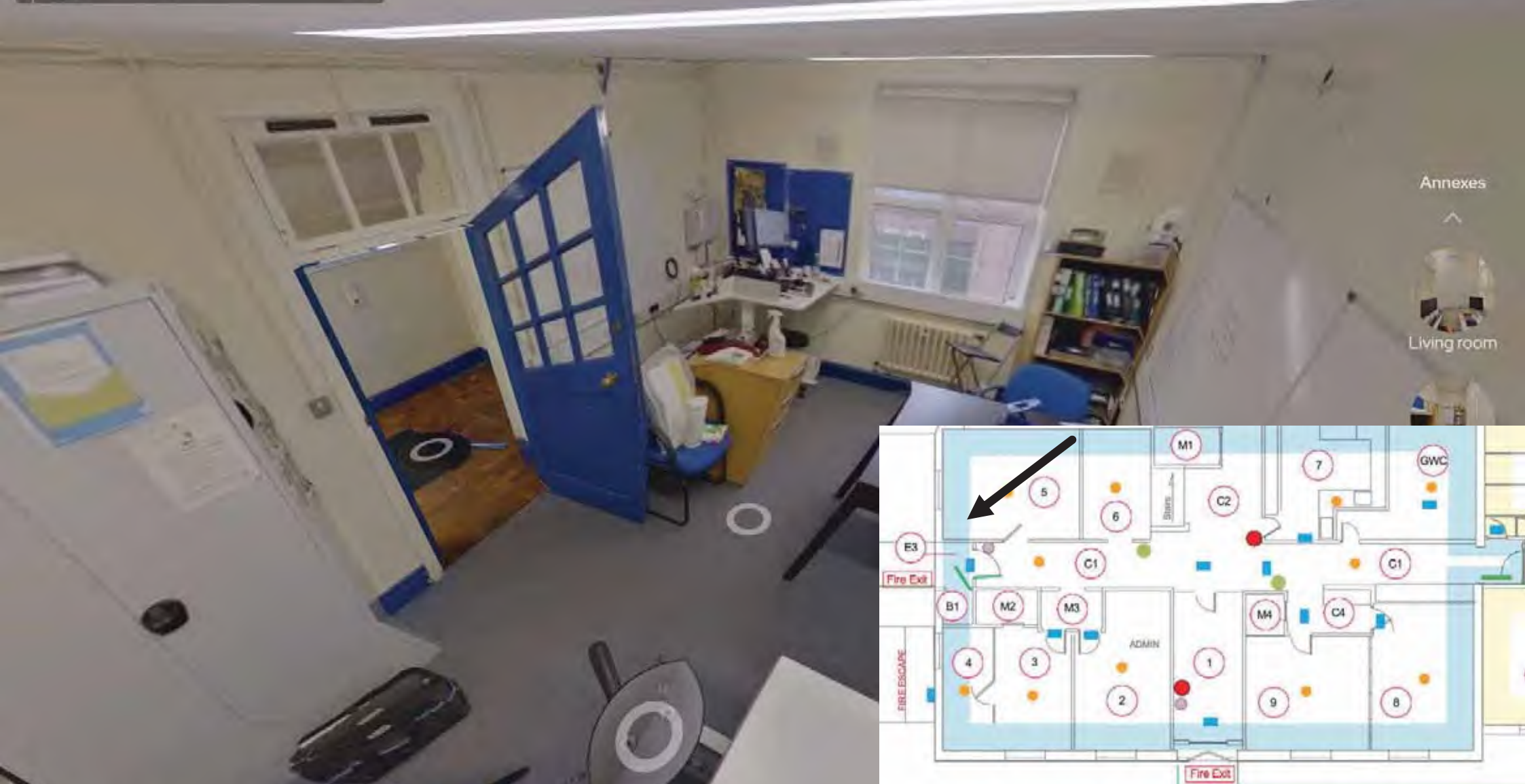
FEASIBILITY



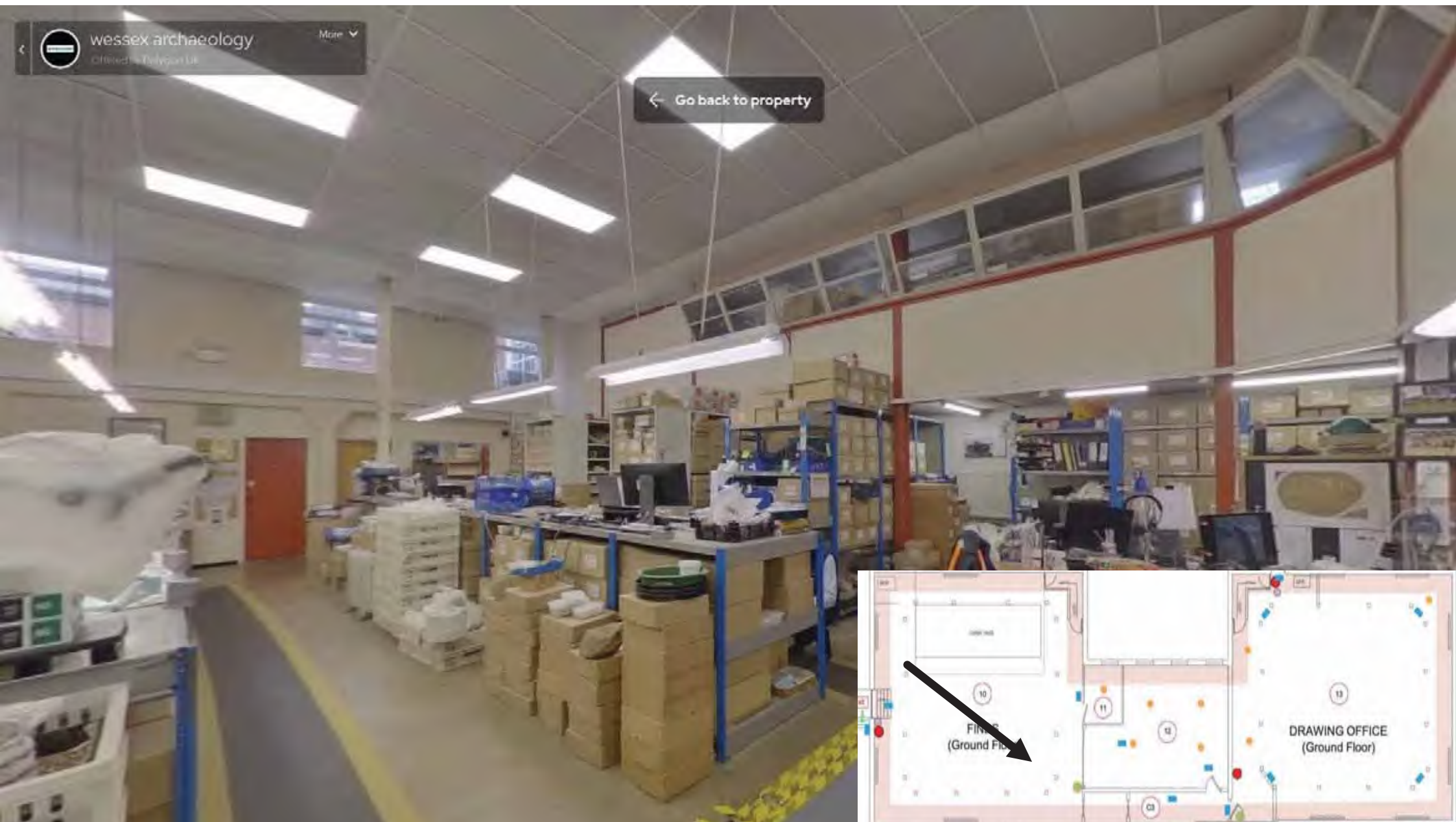


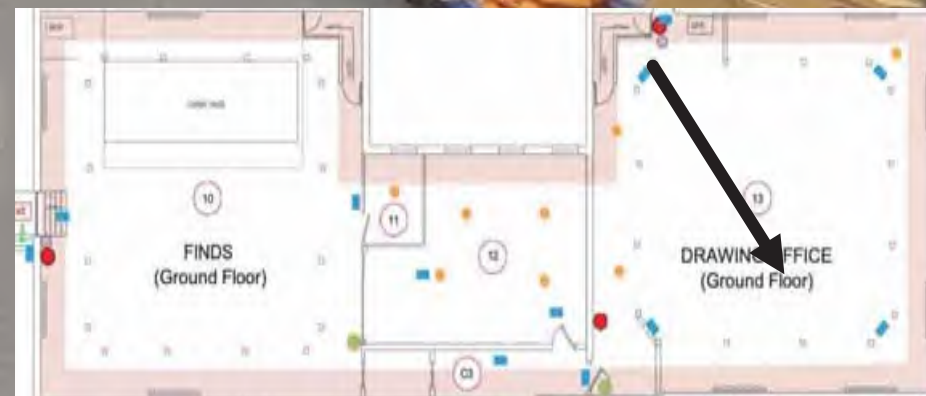
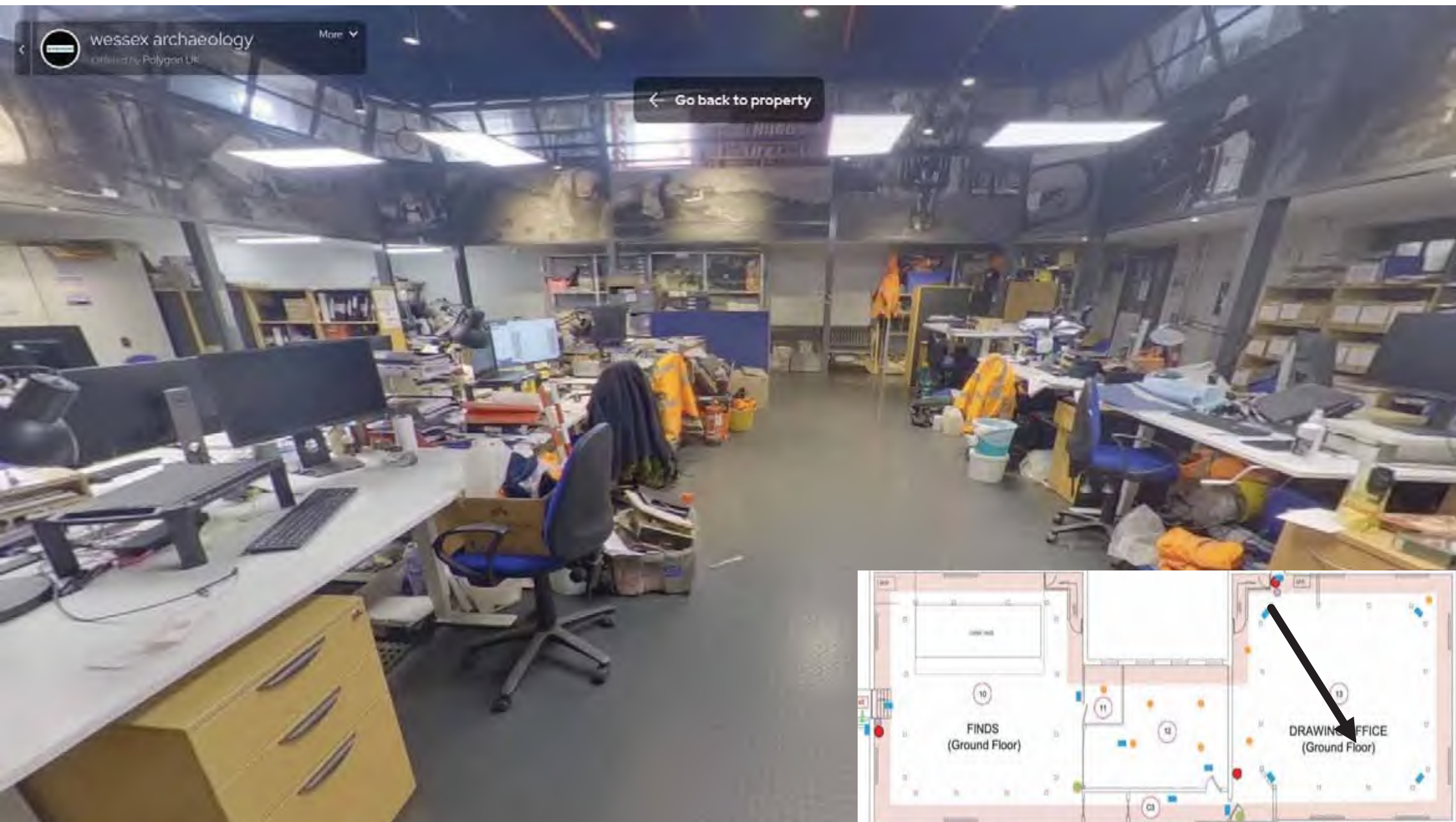


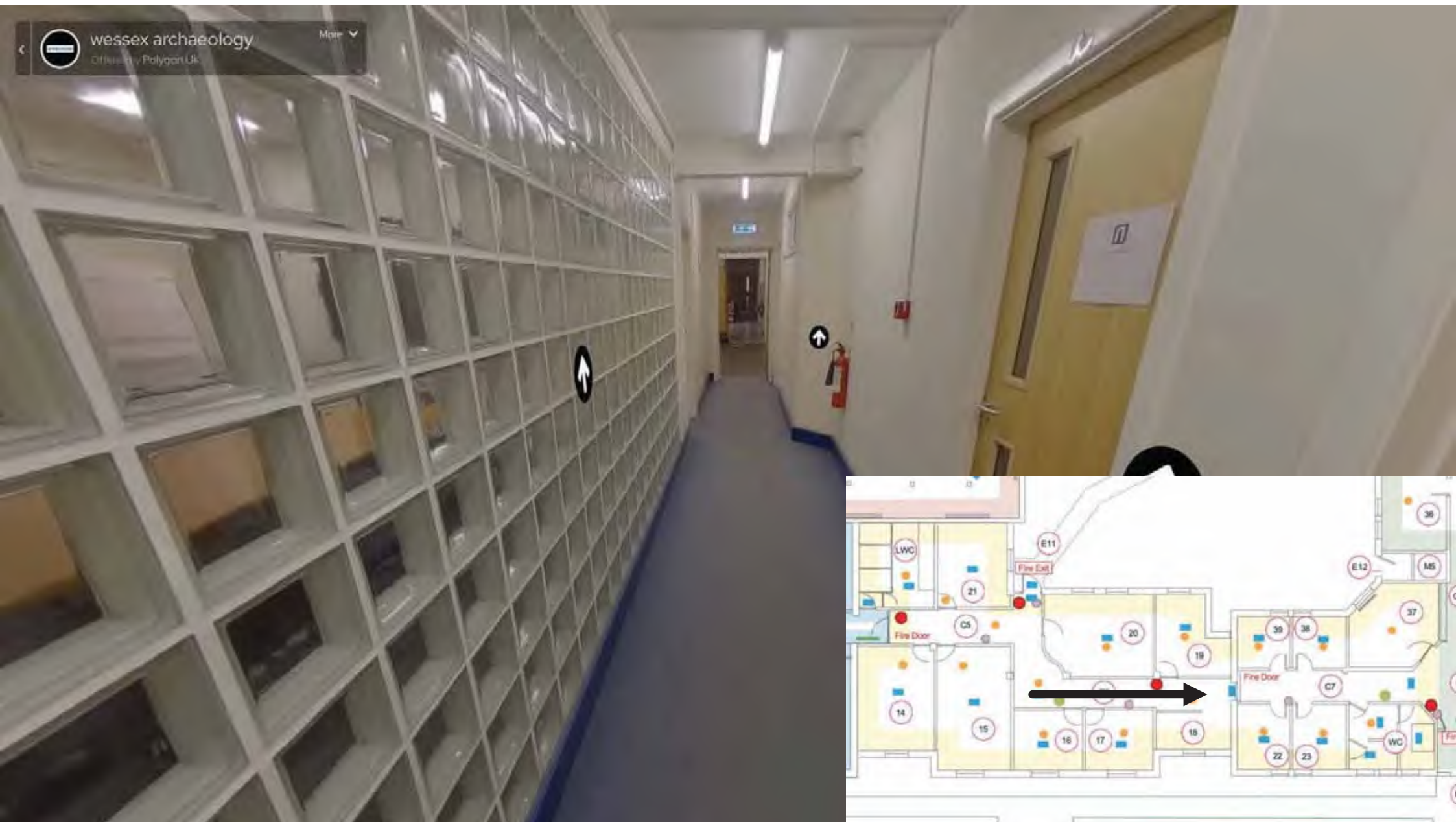


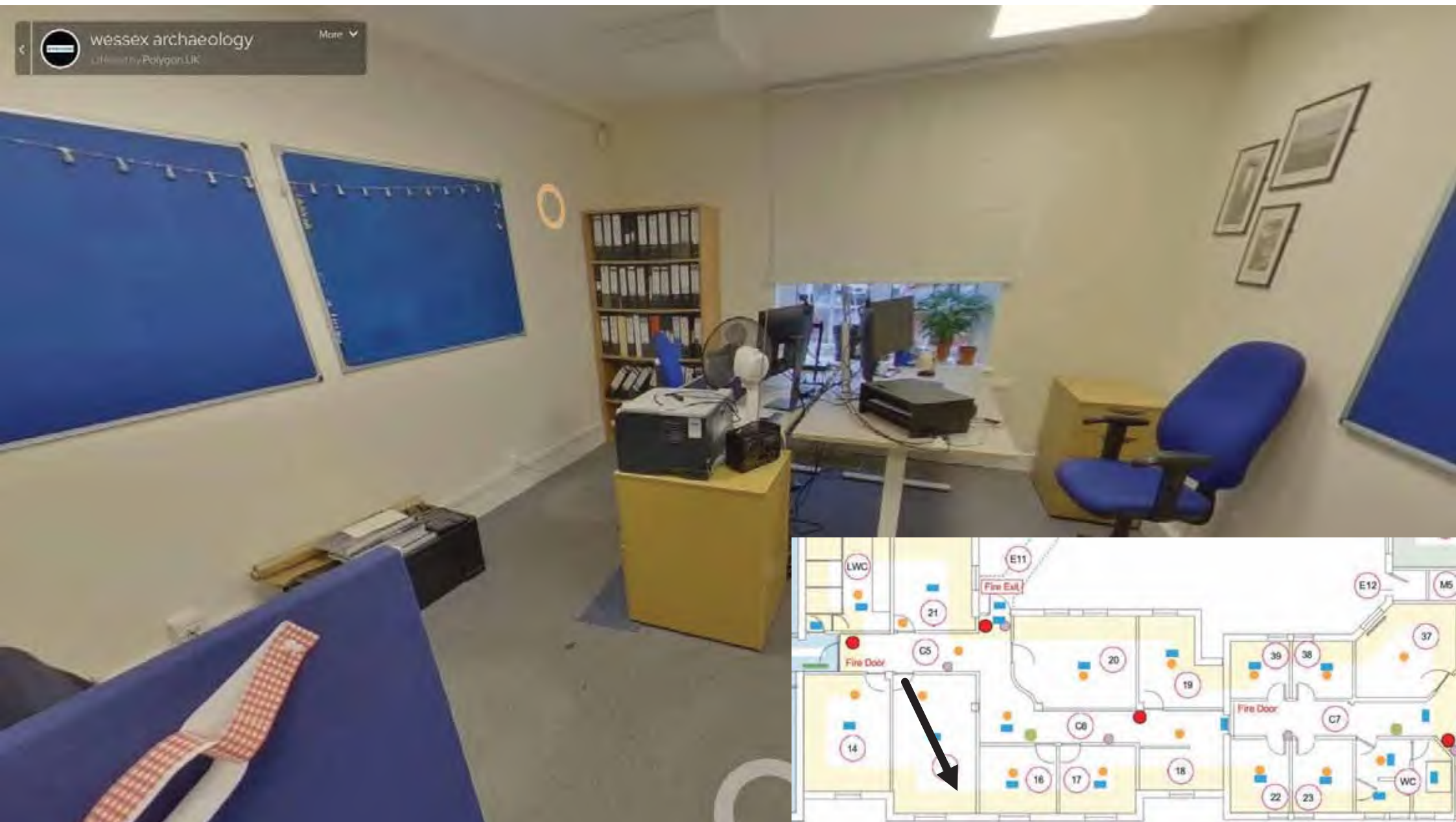






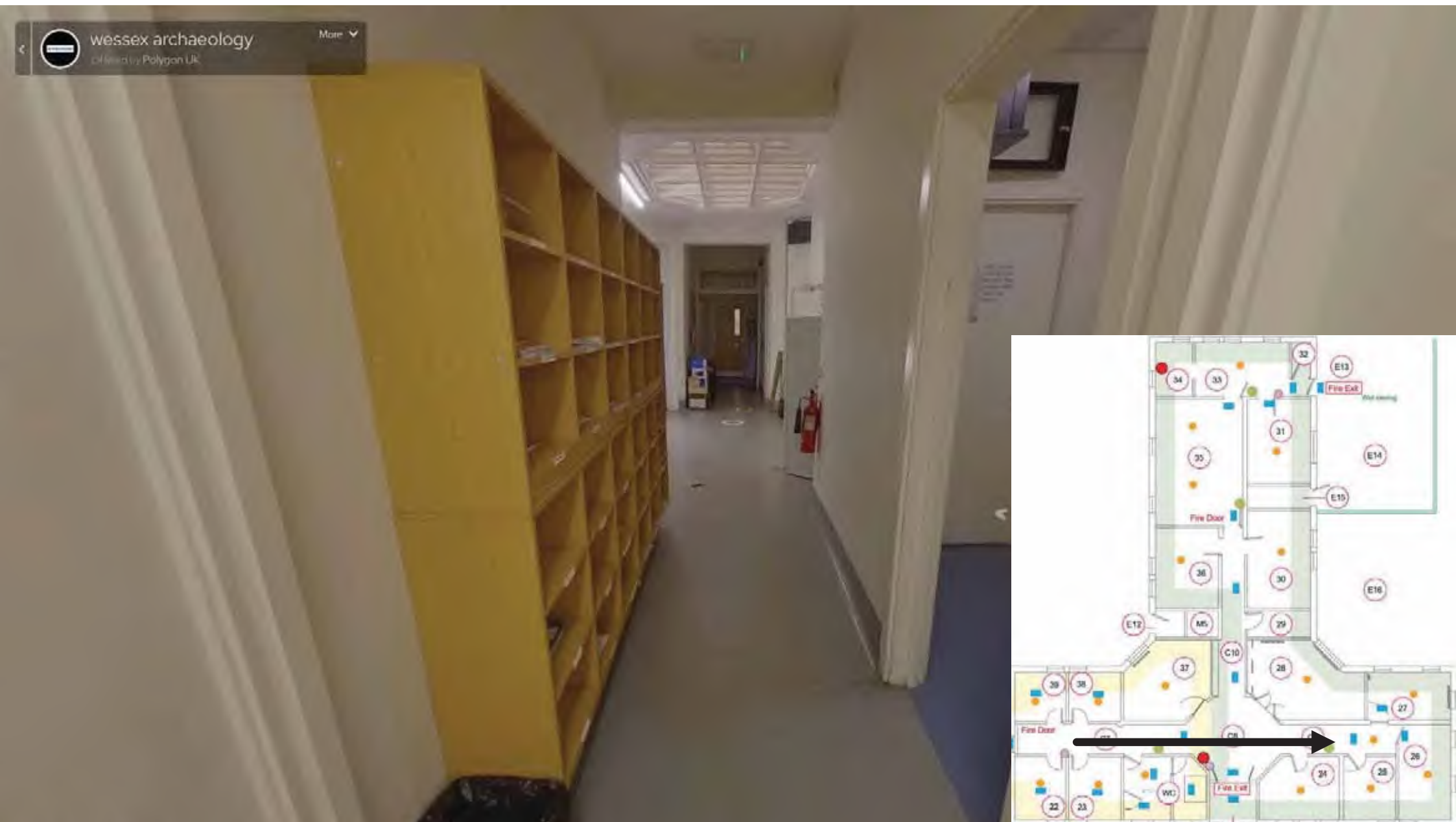


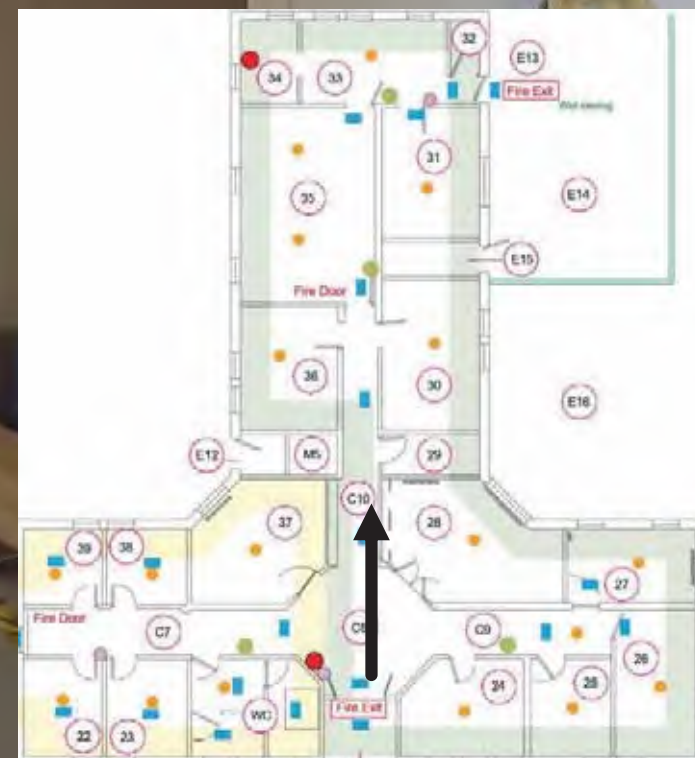
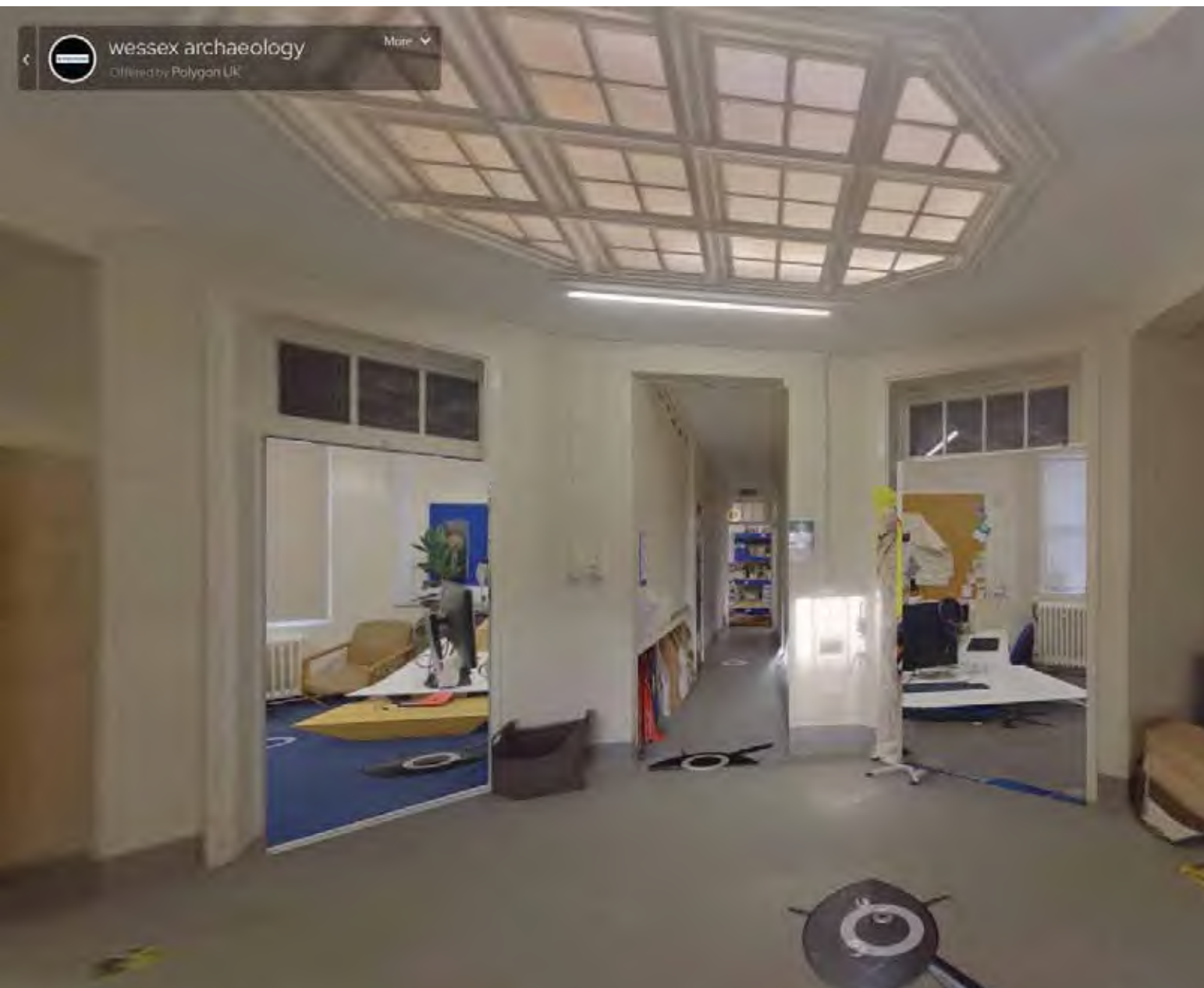


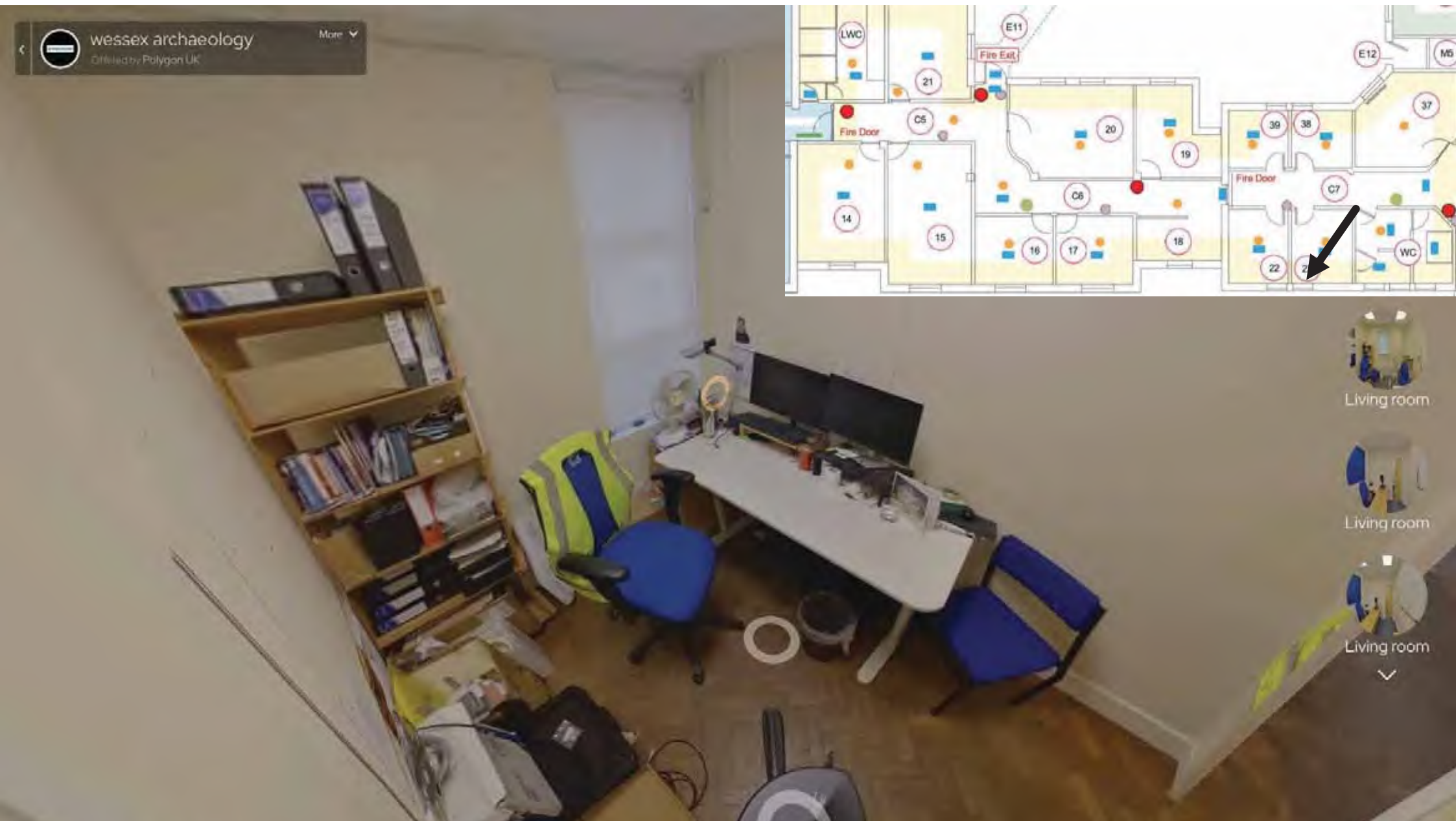


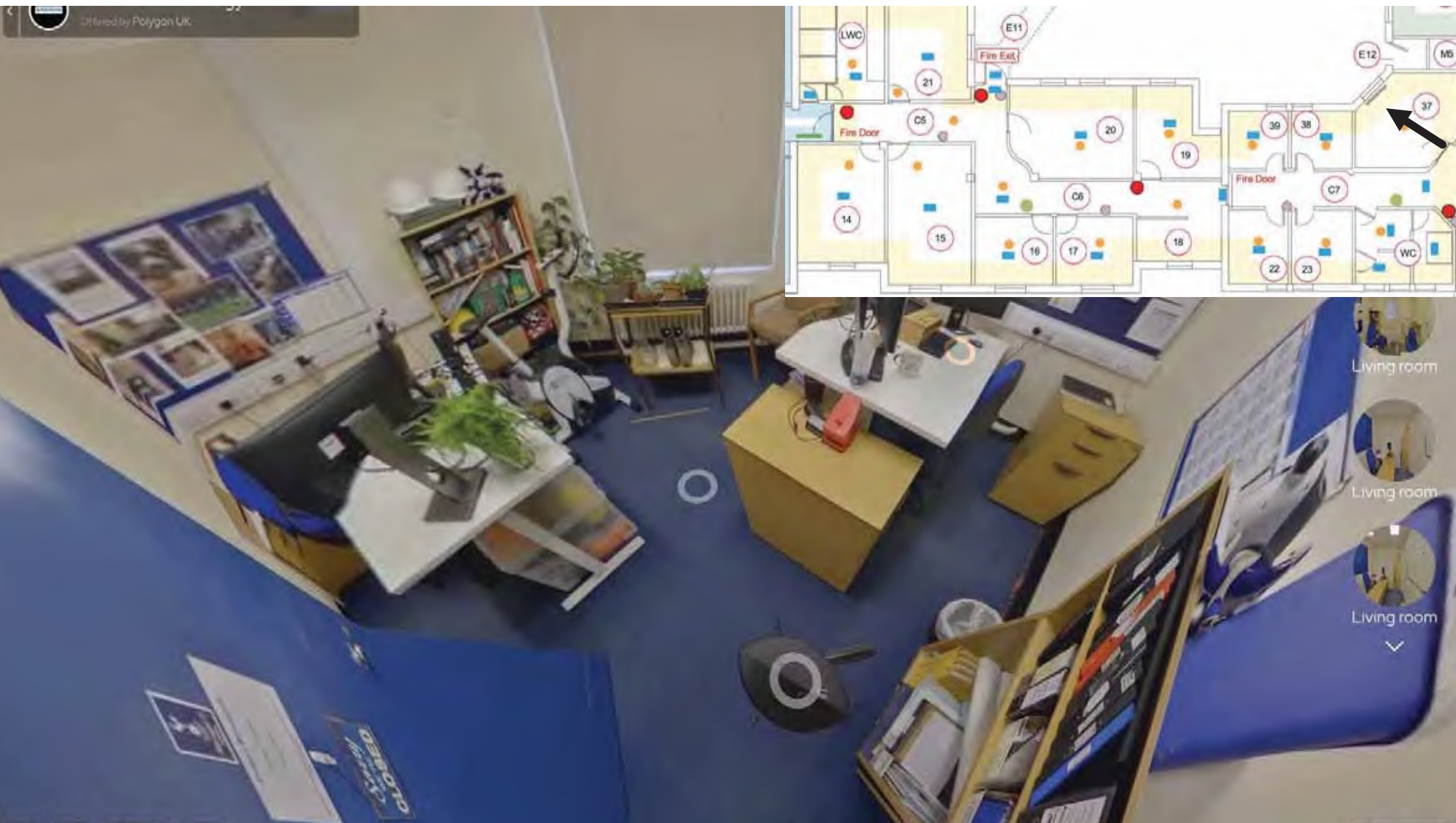


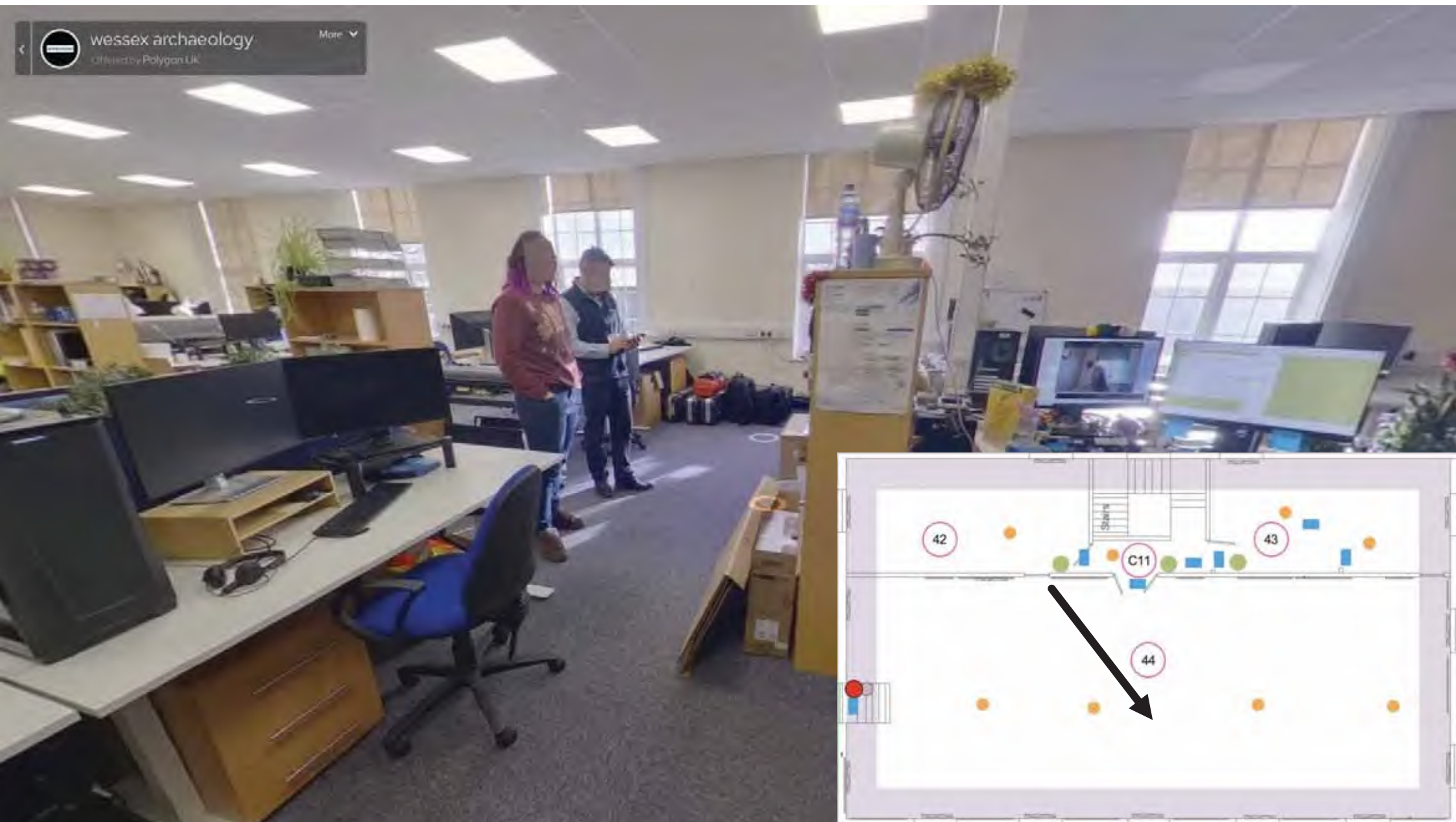














PORTWAY HOUSE, OLD SARUM PARK

Historic former RAF building currently occupied as offices and with potential for a wide range of uses. Approx 11,617 sq ft (1,079 sq m) on 1 acre site.

- | Mix of cellular and open plan areas
- | Suit uses inc. education, health, residential (subject to planning)
- | Landscaped site with parking for around 60 cars* and amenity areas
- | Salisbury 2.7 miles / A303 7.5 miles

SALISBURY SP4 6EB

FOR SALE

**WOOLLEY
& WALLIS**

Location

The property is situated just south of the Portway at Old Sarum Park, a well established, modern business hub lying immediately to the north of the historic Old Sarum Airfield. There has been extensive, recent residential development to the north of the Portway. Currently accessed off Lysander Way, one of the business park's main estate roads, there may be scope (subject to planning) for access directly off the Portway, if required. The Portway links the A345 at the roundabout adjacent to the Beehive Park & Ride (1 mile) and Salisbury is situated just 2.7 miles to the south. Amesbury/ the A303 lies 7.5 miles to the north.

Description

The premises comprise an historic former RAF building constructed in the 1930 and which have been occupied as offices by Wessex Archaeology since 1988. Originally comprising two buildings, the main two-storey 'Operational Block' and the single-storey 'Medical Block' were linked in 2000 by the infill 'Link Block' extension. Much of the accommodation is of a cellular nature save for the majority of the first floor of the main building and the two former 'Haskard Ranges' at its rear which provide two large 'identical', open plan galleried rooms formerly used for strategic military planning. The offices, which are of traditional construction with uPVC double glazed windows, have gas central heating. The buildings occupy a landscaped site of just under 1 acre which includes (unofficially) parking for around 60 cars as well as external amenity areas.

Potential Alternative Uses

Other than offices (within Class E), the property is likely to suit alternative uses including education, health, residential, hotel etc (subject to planning).

Accommodation (see also attached plan)

Approximate Net Internal Areas

	m ²	ft ²
Ground Floor	862.9	9,288
First Floor	216.4	2,329
(disregarding galleried areas of 'Haskard' rooms)		
Total	1,079.3	11,617

Tenure

Freehold.

Price Guide

£850,000

We are advised that VAT will not be chargeable upon the sale.

Service Charge

A service charge is payable to South Portway Management Company Ltd in respect of the maintenance of the common parts of the Estate. The contributions for the current year are £650.75/ quarter.

Business Rates

Rateable Value: £75,000.

The Standard Rate Multiplier for the Year 1 April 2025 to 31 March 2026 is 55.5p in the £.

Services

We understand that mains gas, electricity, water and drainage are connected to the property. With regard to IT, we are advised that there is a 1gb Circuit and 1gb Broadband (fttp).

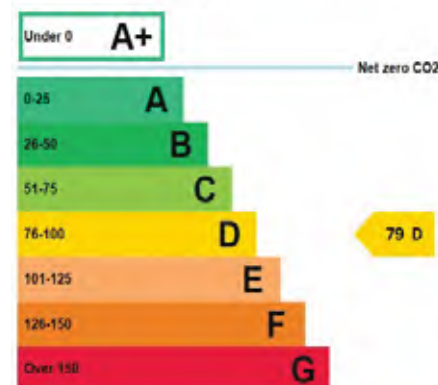
Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Energy Performance Certificate

Energy rating and score

This property's energy rating is D.



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



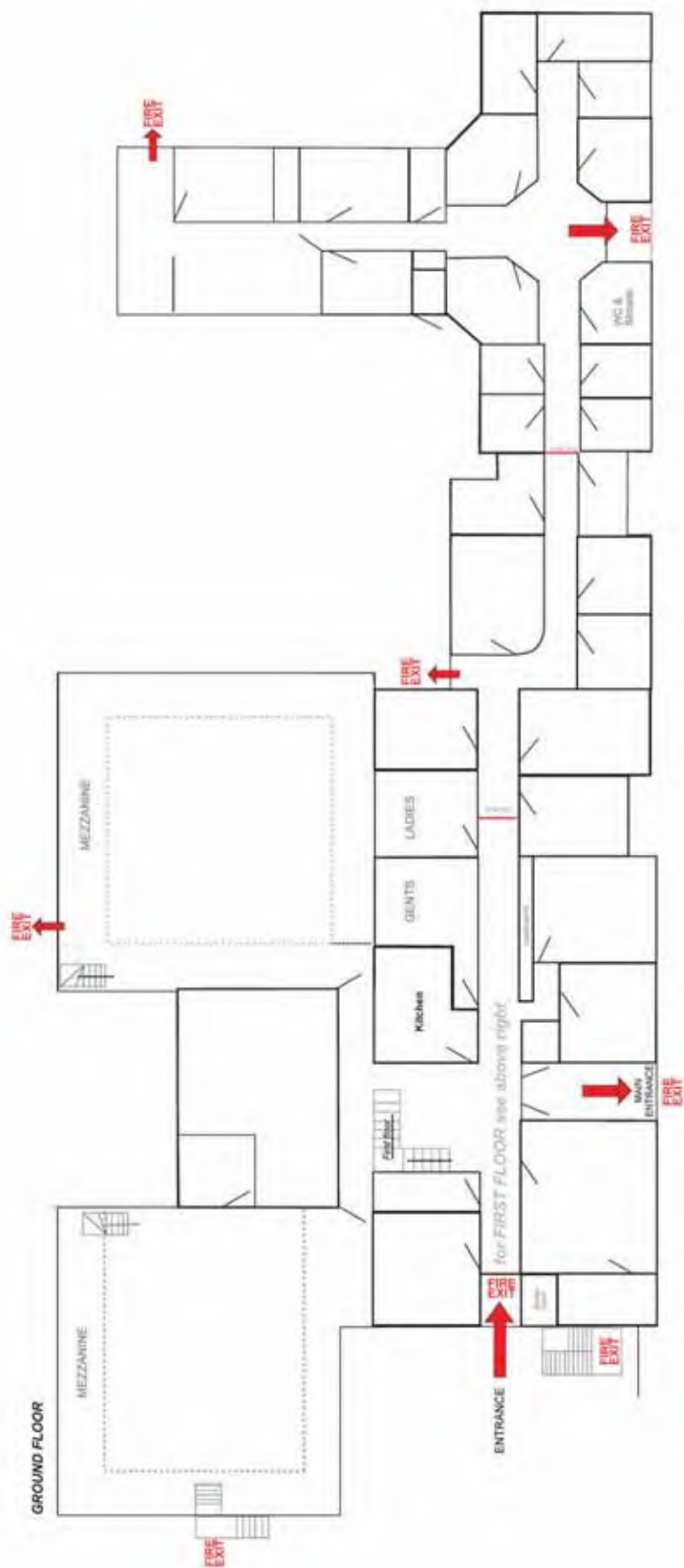
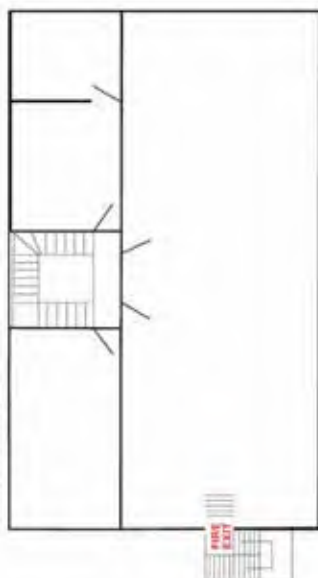
AGENT'S NOTES

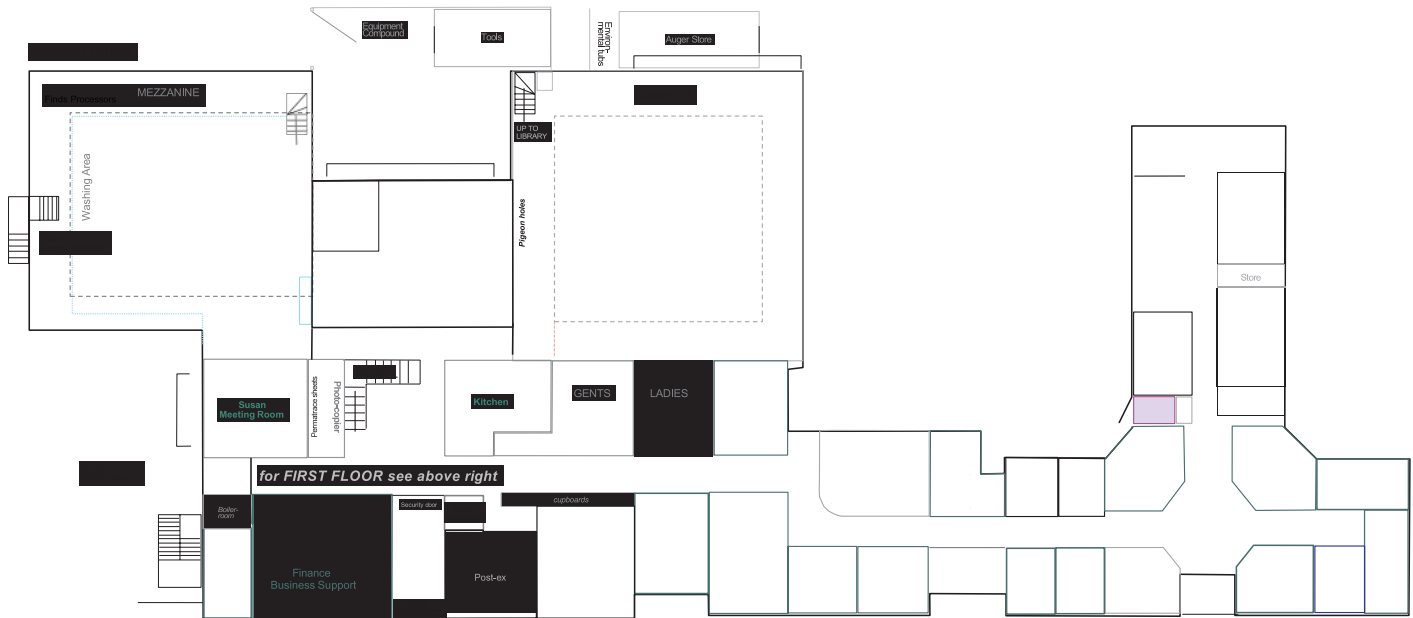
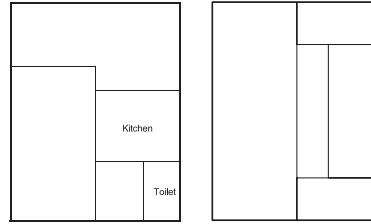
Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were updated in July 2025.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**

FIRST FLOOR





Use class	Typical use
Class B.1	Predominantly office and light industry
Class C3	Residential
Class F.1	Church
Sui generis	TA Centre



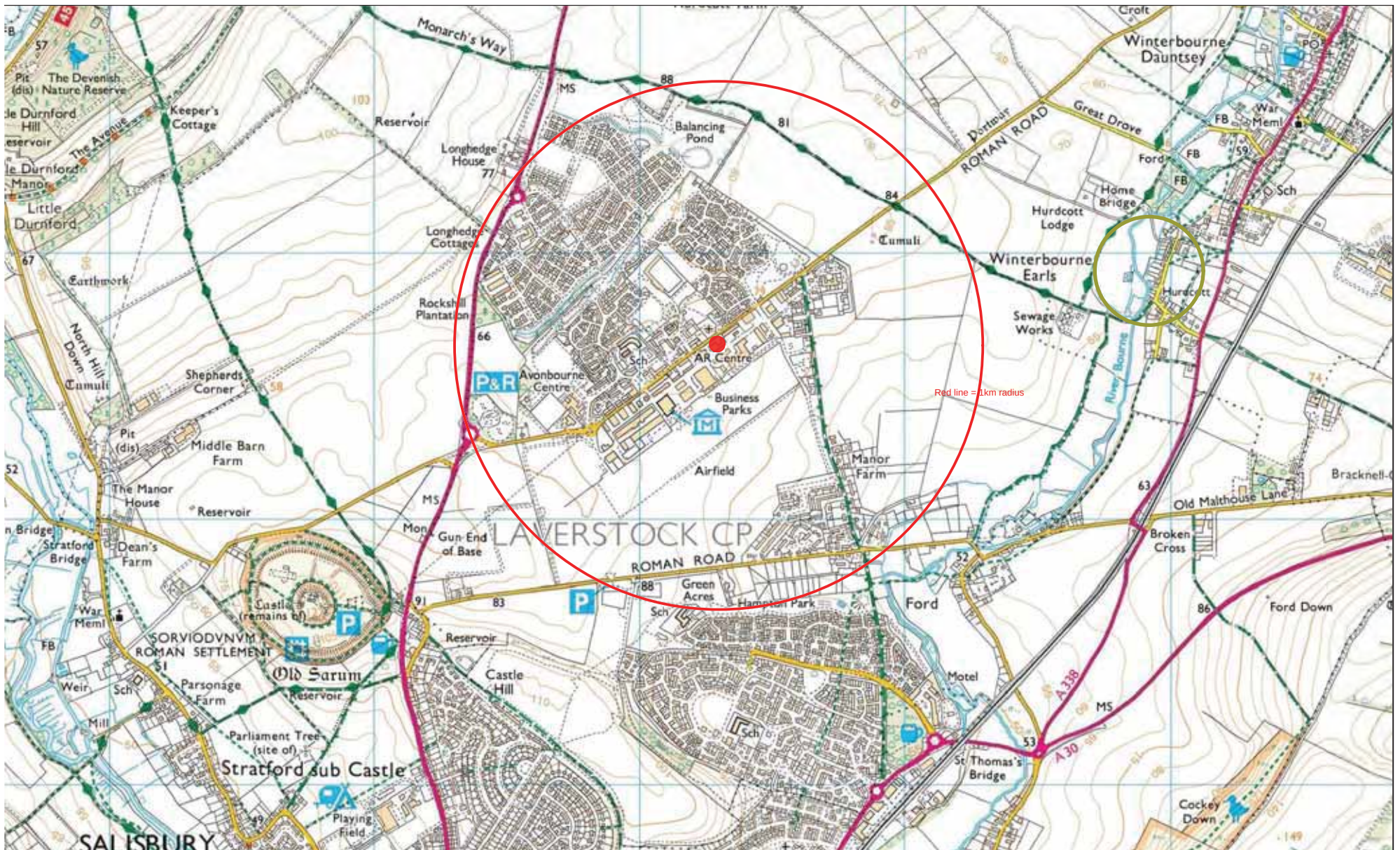
PLN	Location Plan
01	1:500

LAND USE PLAN 16/12/25

by Benchmark

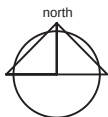
FEASIBILITY





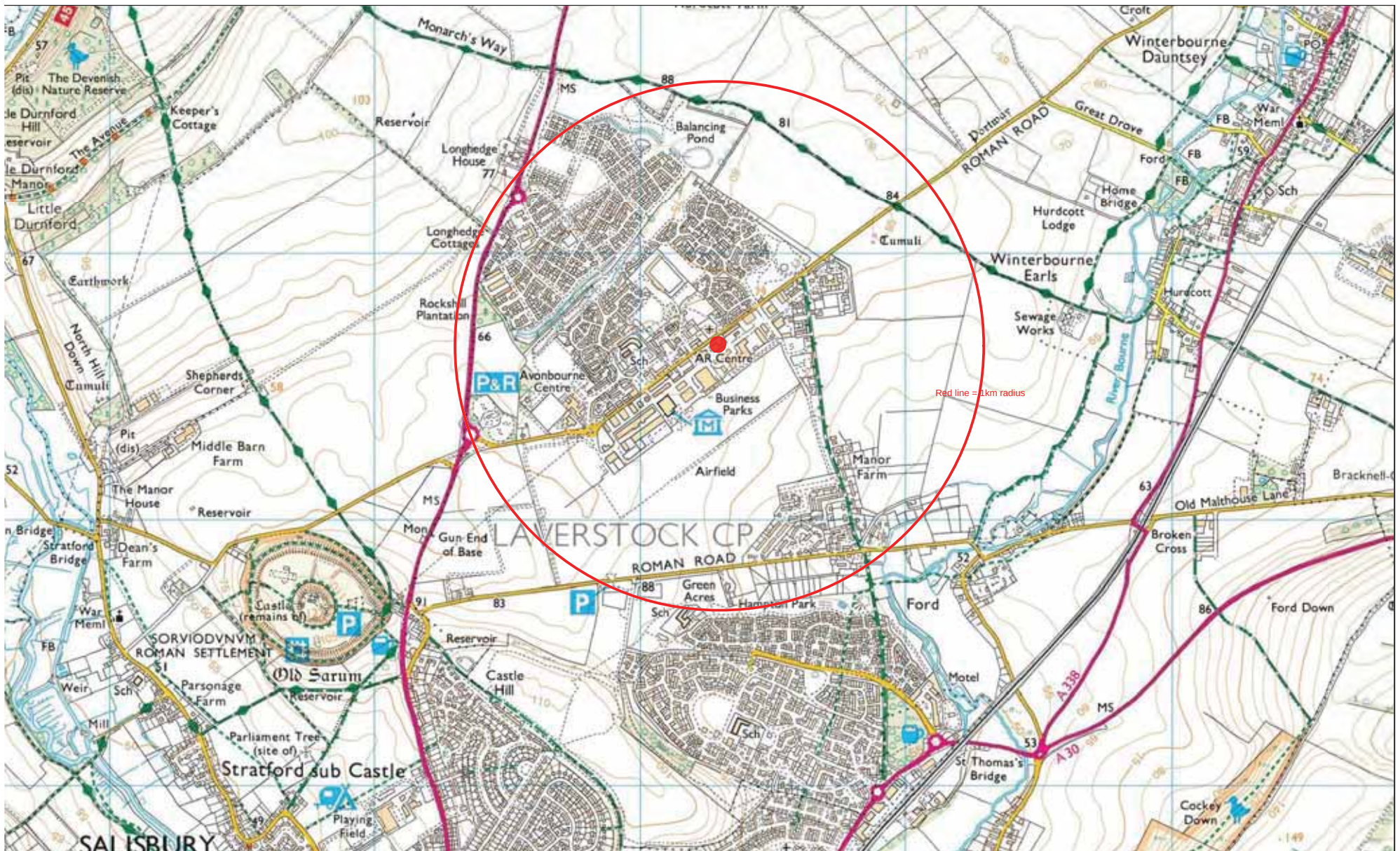
Crown Copyright and database rights 2025. OS AC0000813445

0 250 500m



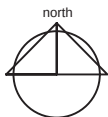
River Avon SSSI and meadow area

BEN 1/SSSI



Crown Copyright and database rights 2025. OS AC0000813445

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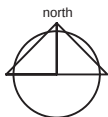
Safety Hazard Area - not on plan - nearest probably Salisbury Plain >10 km away.

BEN 1/Safety Hazard Areas



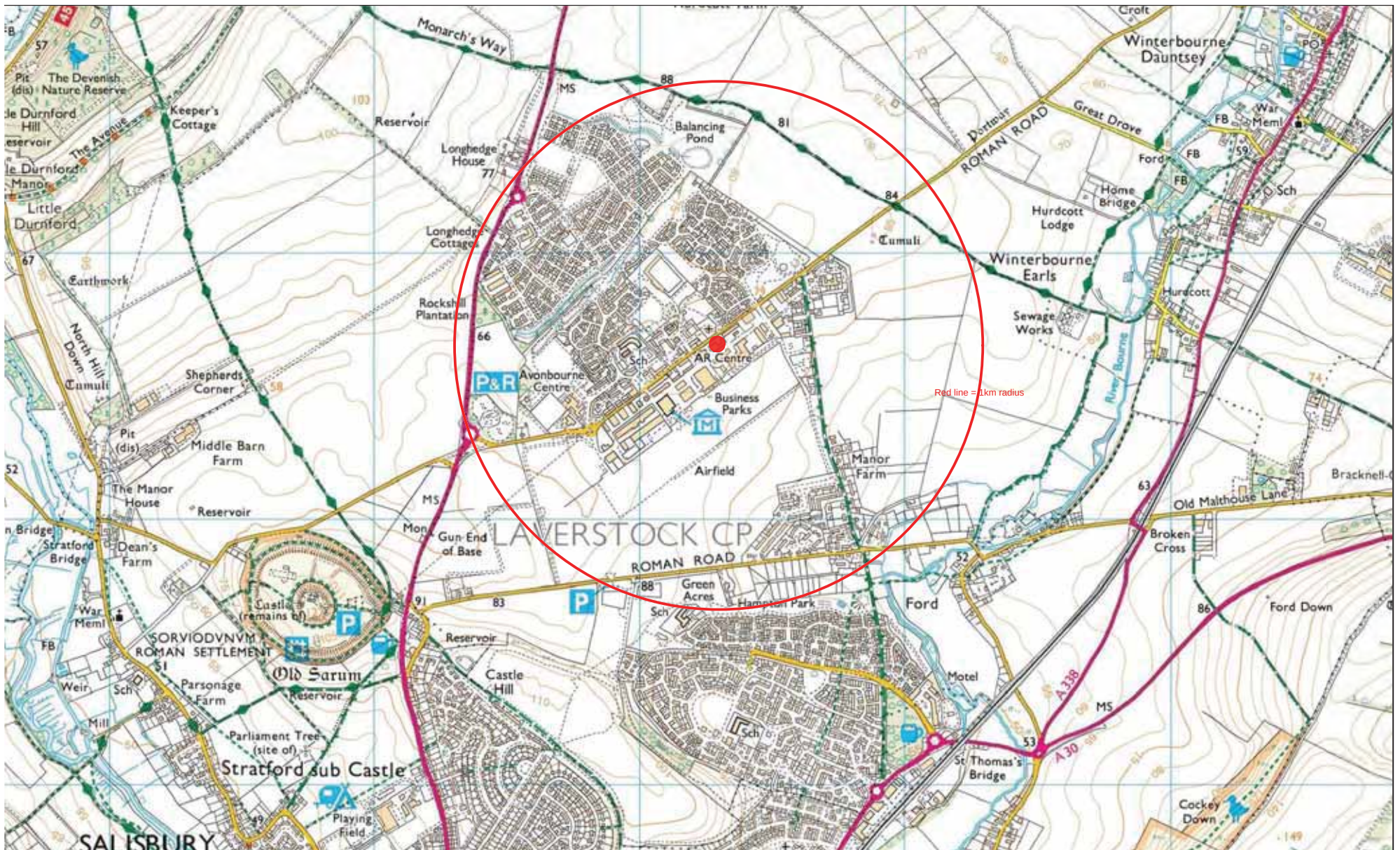
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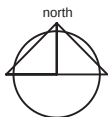
Military Explosives Areas - not on plan - nearest probably Porton Down, Salisbury Plain >7 km away.

BEN 1/Military Explosives Areas



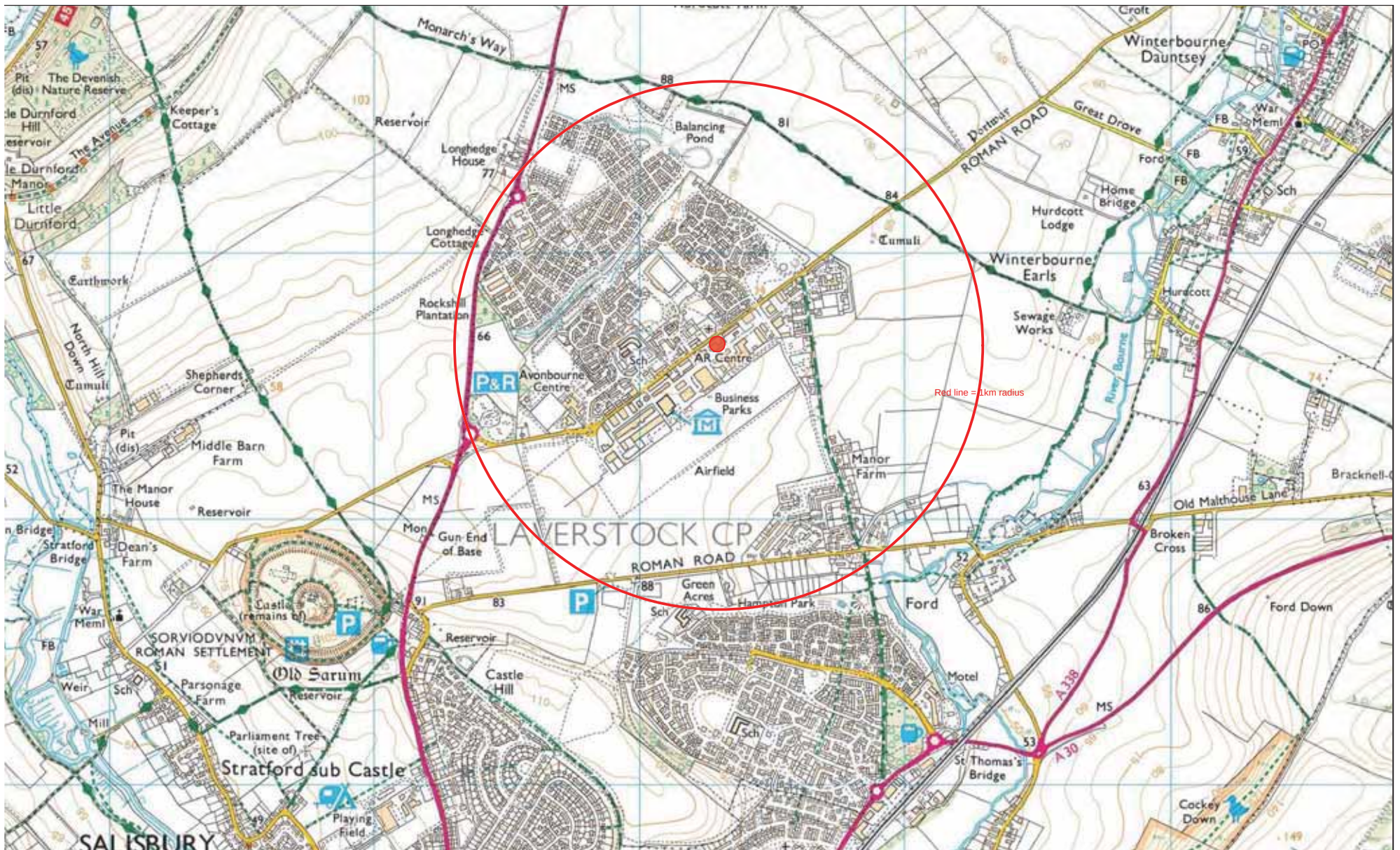
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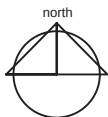
National Landscape - not on plan - nearest to the west of Wilton c. 7km to the west of Portway House.

BEN 1/National Landscape



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0 250 500m



World Heritage Site - not on plan - nearest probably at Great Durnford in Woodford Valley >4 km away to the north.

BEN 1/World Heritage Site