



Potential Development Site including an existing bungalow

Church Rise, Bothenhampton,
Bridport, Dorset, DT6 4BP

- Site extends to 0.69 acres (0.28 hectares)
- Existing 3 bedroom bungalow
- Planning application submitted for 4 individual detached houses

VIEWING

At any reasonable time with the benefit of these particulars. If prospective purchasers wish to inspect the existing bungalow internally, arrangements will need to be made with the selling agents.

SITUATION

This potential development site is located on the outskirts of the village of Bothenhampton which in turn lies to the southeast of the historic and popular market town of Bridport. The site is believed to lie within the development boundary of the settlement. A good range of local facilities are provided in Bridport and the coast at West Bay is only some 1 ½ miles distant.

THE PROPERTY

The property comprises the site of an existing bungalow which is believed to have been built in the 1970's/80's. The land slopes to a central low point and is presently an uncultivated area of former garden and paddock. A planning application has been submitted for the development of the site with 4 additional dwellings. One comprises a 3 bedroom chalet style property, one property is a 3 bedroom detached house and the two further properties are 4 bedroom detached houses.

A copy of the application together with the proposed plans are available from the agents.

The accommodation within the existing property is as follows:

Entrance hall
Sitting room
Kitchen/utility room
3 bedrooms
Bathroom and WC

TENURE

The property is freehold.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

EPC

Details will be available from the agent shortly.

SERVICES

It is believed that all mains services are available close to the property and the agents have details of existing services. It is to be noted that an electricity line runs through the middle of the property and negotiations are ongoing with the Electricity Board with respect to its undergrounding.

METHOD OF SALE

The property is offered for sale by Informal Tender at a date to be advised. Offers will be accepted on a subject to planning basis.



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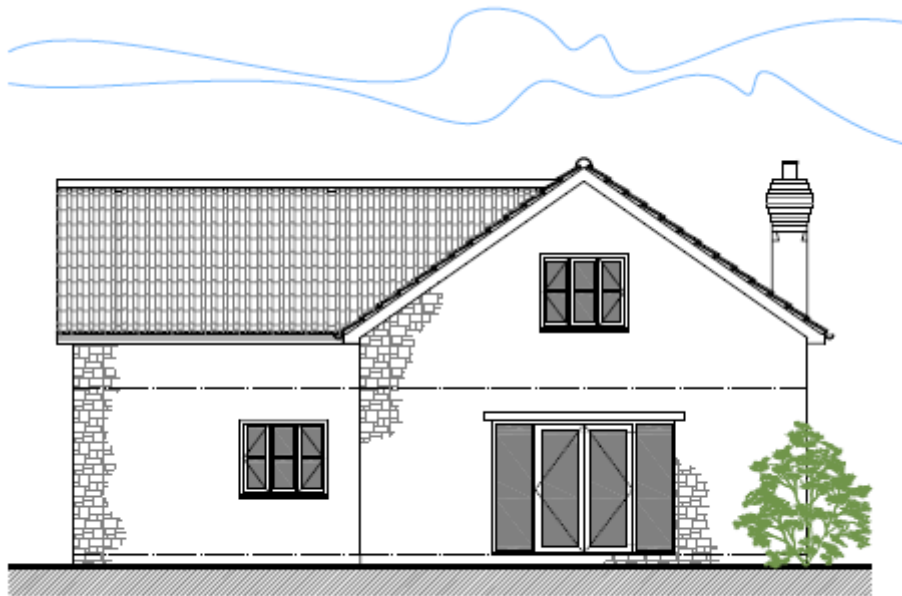
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NORTH ELEVATION



**SOUTH ELEVATION
(FRONT)**

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