



Weymouth, Dorset

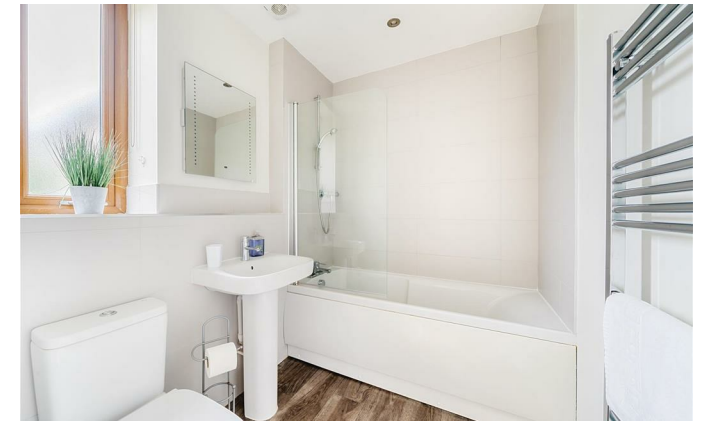
Guide Price
£375,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Cottage No. 4 Weymouth, Dorset

- Luxury holiday cottage
- One of just five within a prestigious development
 - Modern contemporary interior
- Open plan living area with well-equipped kitchen
 - Two bedrooms
 - Two bathrooms
 - Garden
- Allocated parking

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Cottages

Cottage 4. An opportunity to purchase a modern luxury holiday home located in a prestigious development consisting of only five similar homes set within a peaceful location and picturesque setting close to open countryside and within reach of the Jurassic coast.

Each cottage boasts a contemporary and well-designed interior, featuring large double-height windows, open plan living areas, spacious rooms, large, glazed sliding doors, high galleried ceilings, ground-floor bathrooms, en-suite facilities serving the first-floor bedrooms, and well-equipped kitchens. In addition to these features, each cottage has its own garden, sun terrace, and allocated parking.

The cottages form a well-established and profitable leisure business and are offered for sale individually, as multiples or as a whole (Going concern).

Situation

The property is situated on the fringe of a picturesque village on the outskirts of the coastal resort of Weymouth, gateway to the World Heritage Jurassic Coastline. Weymouth

offers a comprehensive range of shops, marina and recreational facilities. There is excellent walking in the vicinity (Thorncombe Woods and Puddletown Forest). The coast and Blue Flag beaches are just a short drive away as well as popular attractions such as The Sealife Centre, The Tank Museum, Monkey World and The National Weymouth & Portland Sailing Academy. Triathlon and Ironman events are also held in the area.

Local sporting and recreational facilities include good walking and cycling opportunities from the property into the surrounding countryside, with sailing and water sports available along the coast. Racing is at Wincanton, Exeter and Taunton. Local hunts include the Cattistock and South Dorset Hunts. Fishing can be enjoyed on the coast or many local rivers by licence. There are numerous golf clubs within short driving distance. A public footpath runs along the access lane.

Agents Note

Planning Consent:

Grant of planning permission was documented as 'Occupation of the development hereby permitted shall be limited to holiday accommodation only.'

Guide Prices for Individual Cottages:

- 1 North Manor Meadow (2 bed) £395,000
- 2 North Manor Meadow (2 bed) £325,000
- 3 North Manor Meadow (3 bed) £545,000
- 4 North Manor Meadow (2 bed) £375,000
- 5 North Manor Meadow (3 bed) £525,000

Management Company

Charges to include Landlord electric for the external lighting, waste collection, insurance, hi-speed broadband, gardening maintenance, year end accounts of the Management Company total charge estimated per property at £1,958.00 per annum.

For Sale as a whole 'Going Concern'

The Business has a strong trading history that produces a consistent turnover and healthy profits. Specific details including copy account information will be provided to qualified purchasers.

The cottages are subject to Uniform Business Rates - Self-catering business units (5) and premises
RV: £18,200 (2023)

Overage Covenant:

The sale is subject to an existing overage covenant in respect of any new residential development within the common grounds of North Manor Meadow. (Full details of the overage will be confirmed by sellers' solicitors at the point of sale)



Watery Lane, Weymouth

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale

For further information on the sale as a whole please contact Ryan Holmes Partner, Head of Commercial Tel: 01305 261008 Option 3
E: rholmes@symondsandsampson.co.uk

Local Authority

Dorset Council Tel: 01305 251010

Council Tax: Exempt

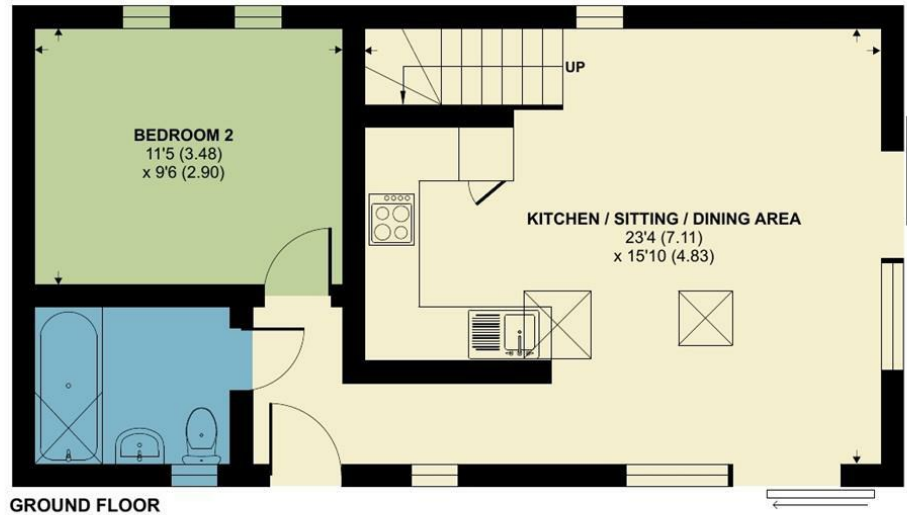
Services

Mains electricity, water, and drainage.

Broadband: Superfast is available in the area
Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority: Dorset Council 01305 251010

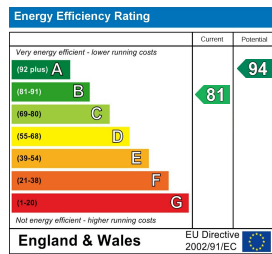
Tenure: Freehold



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 995007



Poundbury/JS/09.05.24

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