



Weymouth, Dorset

A modern luxury holiday three bedroom home located in a prestigious development of five similar homes close to the open countryside and within reach of the Jurassic coast.

Guide Price
£525,000
Freehold

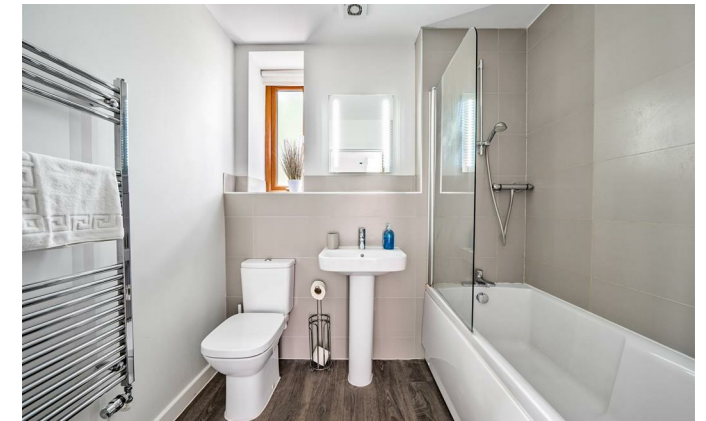
**Symonds
& Sampson**

ESTABLISHED 1858

Cottage No.5 Weymouth Dorset

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

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Cottages

Cottage 5. 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. There is an excellent selection of private schools in the area including Sunninghill Preparatory School in Dorchester, Milton Abbey, Bryanston and Sherborne boys and girls. For more details see www.isc.co.uk for independents and www.dorsetforyou.com for state schools' information.

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)

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>)

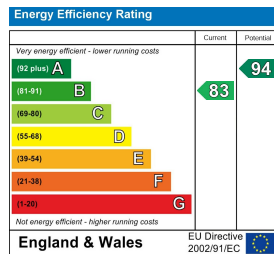
Local Authority: Dorset Council 01305 251010

Tenure: Freehold

North Manor Meadow Cottages, Watery Lane, Weymouth

Approximate Area = 1147 sq ft / 106.5 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 995008



Poundbury/JS/09.05.24

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