



Corfe Hill Farm, Dorchester Road, Weymouth, Dorset

Two semi-detached cottages, and a range of outbuildings with grounds of about 1.24 acres

Guide Price

£650,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Corfe Hill Farm, Dorchester Road, Weymouth, Dorset, DT3 5QP

- Peaceful and leafy position
- Two semi-detached cottages with gardens in need of renovation
 - Range of outbuildings
- Range of agricultural buildings
 - Accessed via a private road
 - Fenced paddock
 - In all about 1.24 acres

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

Corfe Hill Farm presents a rare opportunity to acquire two semi-detached dwellings, and a range of outbuildings, including those occupied by a former cattery business. Adjacent to the cottages there is a fenced paddock and various agricultural buildings including open barns, stables, and a workshop. In all the property occupies about 1.24 acres.

Dwellings:

1 Corfe Hill Farm comprises a kitchen/breakfast room, sitting/dining room, cloakroom, four bedrooms, bathroom, and garden.

2 Corfe Hill Farm provides a sitting room, dining room, kitchen, two bedrooms, bathroom, and garden.

Adjacent to the cottages are the fenced paddock and the agricultural buildings. To the rear is a range of outbuildings, including a building that was previously utilised for a cattery business.

Please Note: Part of the property lies within a conservation area

Overage

The Buyer will be required to enter into an overage agreement with the Seller for a period of 20 years from the date of purchase. If the Buyer, or any subsequent owner, obtains planning permission for residential development of the area hatched black on the sale plan, including any permitted development, the Buyer will be required to pay the Seller 25% of any uplift in value of the property. Further information can be obtained from the Seller's solicitor.

Property Information

Access

Corfe Hill Farm is accessed via a private road owned by the neighbouring Corfe Hill Estate.

Condition

The cottages and buildings require updating, some works of which may be extensive. We would advise interested parties to satisfy themselves with the condition, potential costs of works and the implications of the overage provision before bidding.

Agents Note

Covenant - We understand that the land and buildings to the north of the track are subject to a restrictive covenant relating to agricultural use. Please consult the legal pack for further information.

Situation

Corfe Hill Farm is situated in a quiet and leafy position accessed via a private road. Conveniently close to Weymouth with its blue flag beach and the picturesque Harbour with excellent eateries and bars. Portland Harbour, which is within 6.5 miles, is a world-renowned venue for sailing and water sports. Nearby there is a fuel station with a convenience store, supermarkets, and a bus stop with connections with both Weymouth and Dorchester.

Dorchester 6 miles • Bournemouth Airport 35 miles Bristol 65 miles (train 2 hr 46 mins) • London 140 miles (Train 2 hrs. 46 minutes)

Services

Mains electricity, water, and drainage.

Broadband: Ultrafast 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

Council Tax Band: C (No:2) & D (No:1)
 Tenure: Freehold

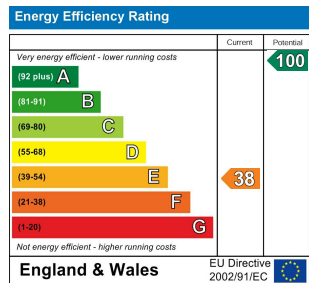
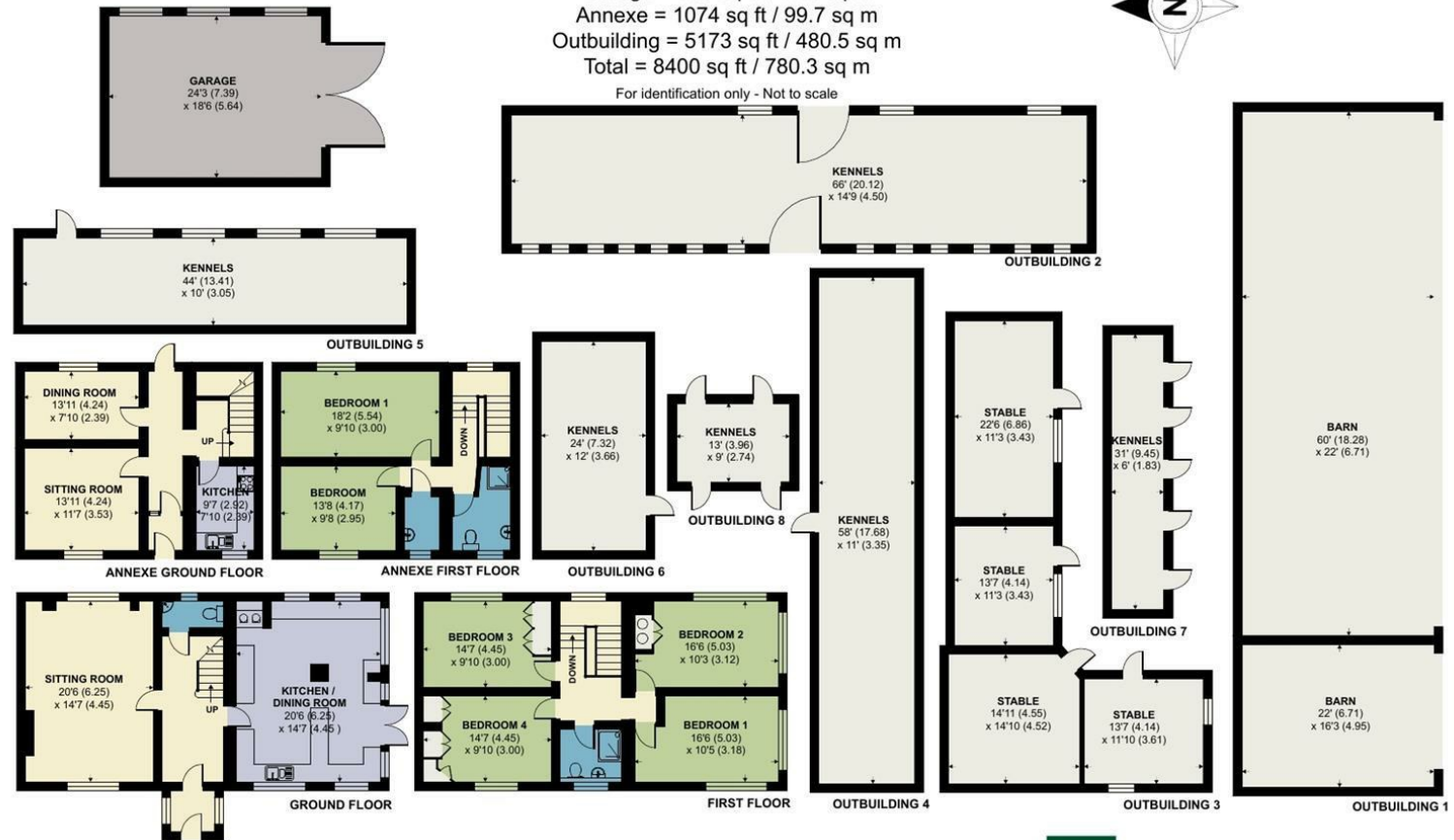
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Directions
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Dorchester Road, Weymouth

Approximate Area = 1703 sq ft / 158.2 sq m
 Garage = 450 sq ft / 41.8 sq m
 Annexe = 1074 sq ft / 99.7 sq m
 Outbuilding = 5173 sq ft / 480.5 sq m
 Total = 8400 sq ft / 780.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1073320



Poundbury/JS/15.07.24

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