



2 Horseshoe Lane, Martinstown, Dorchester, DT2 9JF

Building plot offered for sale with a build contract. Purchaser to acquire the plot and enter into an agreement with the developer for the construction and completion of a new home.

- Building Plot (subject to build contract)
 - Spacious living area
 - Enclosed garden
 - Countryside setting
- Exclusive development on the edge of Martinstown.
 - Four bedrooms and two bathrooms
 - Garaging and forecourt parking

Guide Price **£300,000**

Freehold

THE PROPERTY

Outline planning permission has been granted under planning reference number WD/D/19/001775. The planning provides for the construction of five homes, three detached together with a pair of semi-detached.

Plot 2 is offered for sale, subject to a build contract. For further details, please contact Calton Stockley on 01305 251154 (Option 3 - New Homes).

SITUATION

The development is situated on the edge of the popular village of Martinstown, about 1.5 miles and 3 miles south-west respectively from Poundbury and Dorchester. Village facilities include a parish church, village shop, village hall, public house and a farm shop. Poundbury has a vibrant mix of residential, commercial, Damers First School and shops; there are boutique shops, cafes and with Waitrose and The Duchess of Cornwall public house in the acclaimed Queen Mother's Square. Dorchester has an extensive range of facilities including, Dorchester Middle School, The Thomas Hardy School, 1610 Dorchester Sports Centre and the Dorset County Hospital.

DIRECTIONS

What3Words:///grunt.feasting.scratches

SERVICES

Mains gas, electric, water and drainage. Air recycling system.

Local Authority
Dorset Council Tel: 01305 251010

Broadband- Ultrafast broadband is available in the area with 1800 Mbps

download speeds

Mobile phone coverage- Network coverage is limited indoors and likely outdoors.

(Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council; 01305 251010

MATERIAL INFORMATION

Council Tax Band - TBC New Build

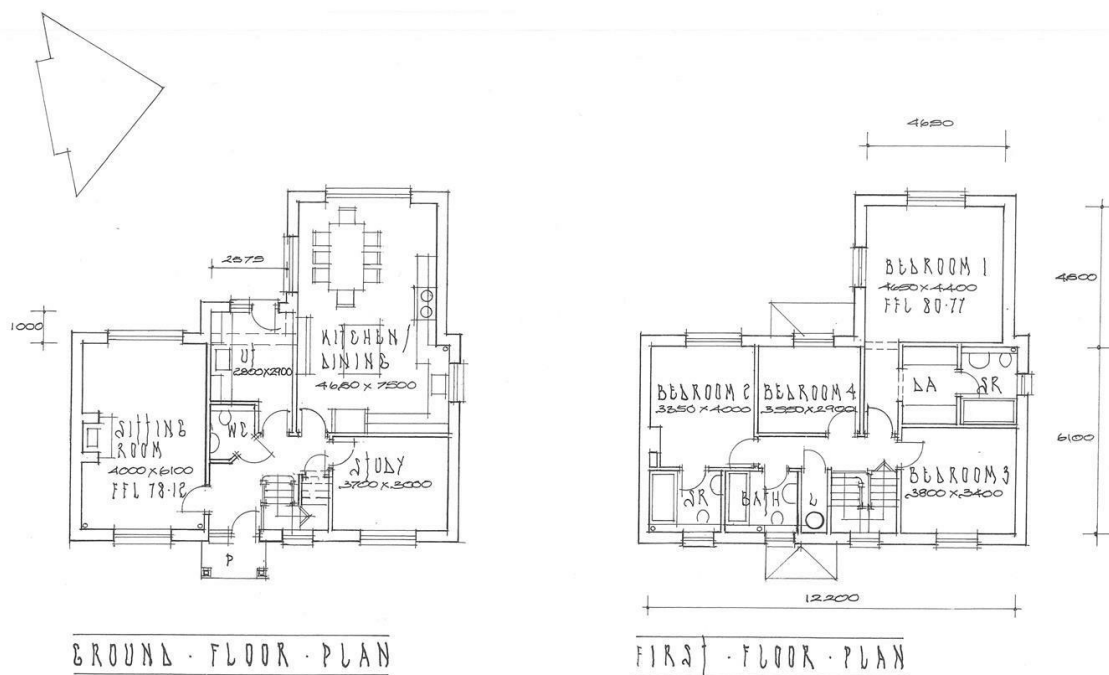
EPC - New build

Build Warranty - Please contact the office on 01305 251154 for the 'Specification for guidance and discussion purposes/General Elements of Construction Details' documentation.

Service Charge - Horseshoe Lane Management (Martinstown) LTD

The estimated cost for maintenance and insurance of the common areas are likely to equate to £55.00 per month per dwelling. The payment will become payable on the 1st of January 2026. It will be reviewed and adjusted on a yearly basis.

This is for,
Mowing,
Hedge cutting,
Drain/ditch maintenance.
Insurance,
Admin and accountancy.



FLOOR AREA 193.66 m² (2084 sq.ft).

DW DAVID WREN MCILAT Architectural Technologist Building Design Consultant Greenacres • Bradford Peverell Dorchester • Dorset • DT1 9EQ Telephone & Facsimile: 01305 263683	Project LAND NORTH OF PARK FARM CLOSE, MARTINSTOWN, DORCHESTER FOR RAYMOND EVERSDEX CONSTRUCTION LTD	Plot 2
	Scale: 1:100 @ A3	Date: January 2022 Drawing No: 40/121/8 ©

Poundbury/CS/17.07.25Rev



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