



FOR SALE

62 WEST STREET, BRIDPORT, DORSET, DT6 3QP

Guide Price: £400,000

- Planning permission for a 4 bedroom 2 Bathroom house with a workshop/studio
 - Grade 2 Listed Building
- Substantial town centre property

LOCATION

The property is prominently located within Bridport on one of the main arterial roads. It is a short walk from all usual town centre amenities.

THE PROPERTY

The property comprises a former public house which was most recently used as a children day nursery. The property is of period construction and comprises a series of interlinked rooms on the ground, first and second floor levels. At the rear of the property is a large garden/yard together with a single garage with access off St Michaels Lane.

PLANNING

Planning and listed building consent for the conversion of the property to a single dwelling has been granted by Dorset Council under Ref: P/FUL/2024/01846 and P/LBC/2024/01847. Drawings of the proposed scheme of conversion are attached.

TENURE

Freehold

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

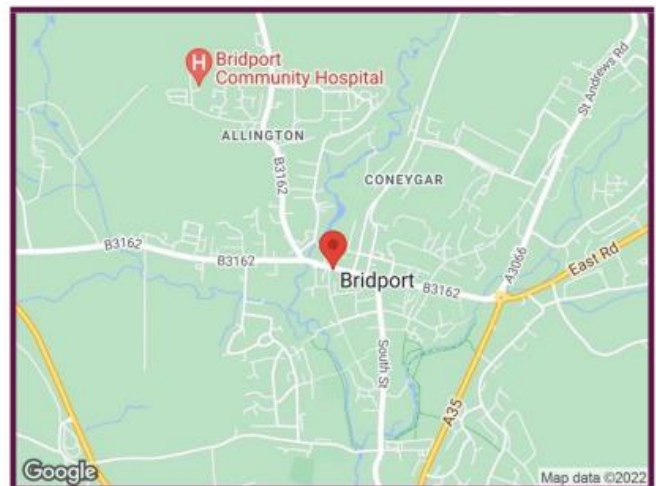
Upon implementation of the conversion works Dorset Council's CIL charge is applicable. If however, work is being carried out by someone intending to live in the property as an owner occupier, CIL relief is potentially available. Purchasers will need to satisfy themselves on this issue prior to any purchase .

CONTACT

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