



## Crookhays Shaftesbury

Guide Price  
£120,000

\*\*\*NO ONWARD CHAIN\*\*\*TWO RECEPTION ROOMS\*\*\*THREE DOUBLE BEDROOMS\*\*\*PLANNING PERMISSION GRANTED\*\*\*WALKING DISTANCE TO TOWN\*\*\*POPULAR RESIDENTIAL AREA\*\*\*

A very rare opportunity to purchase a sizeable plot of land with full planning permission granted (2/2019/0349/Ful) to erect a three double bedroom linked attached town house. The land is situated in a popular residential area and within walking distance to local facilities and the town centre. Shaftesbury offers a wide range of amenities including independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues.

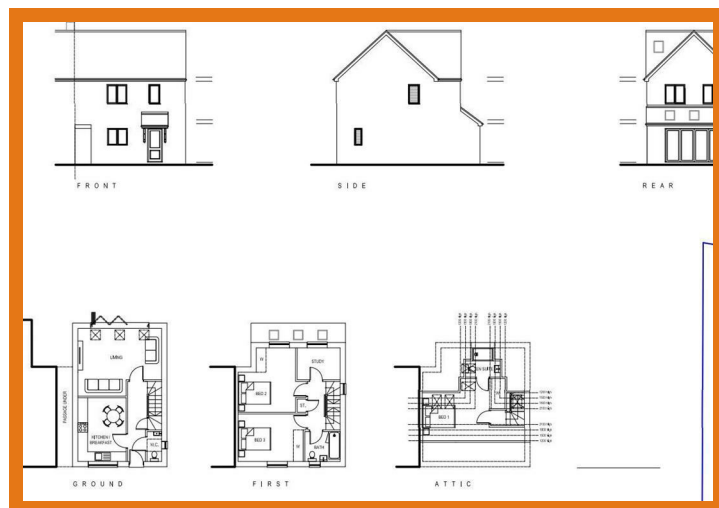
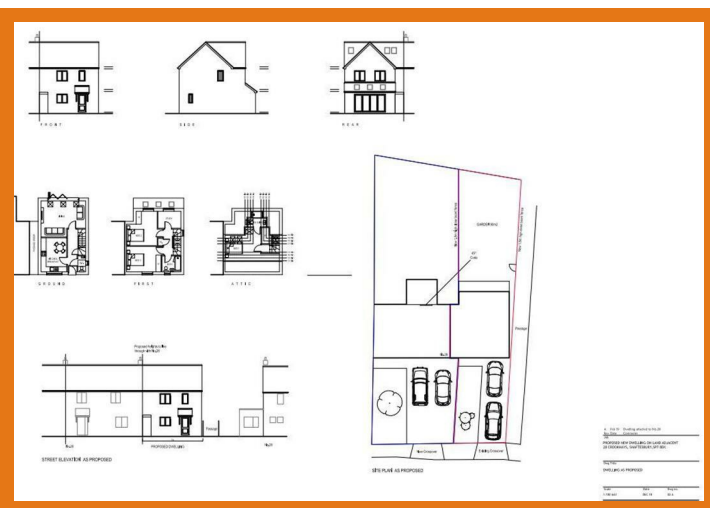
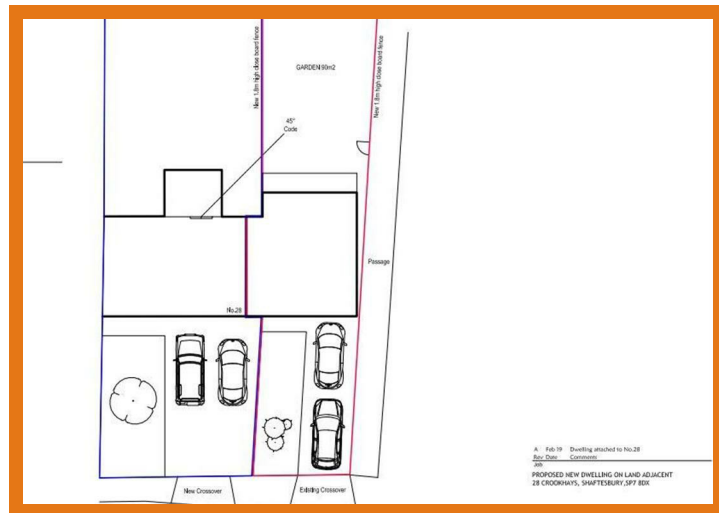
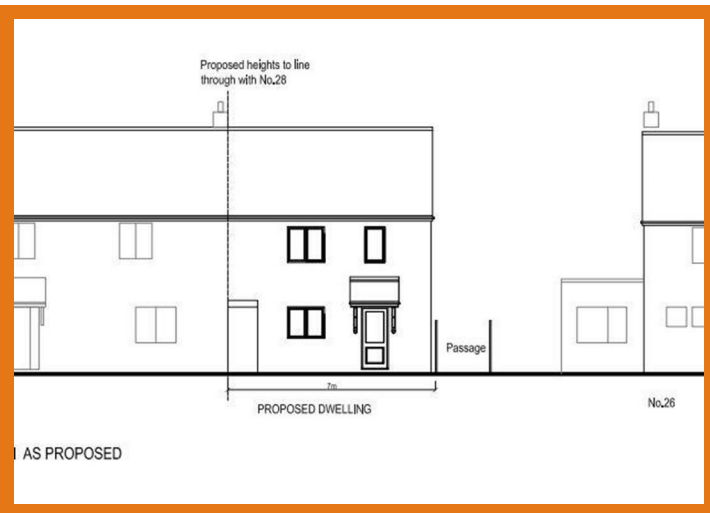
The current plan is for the accommodation to be arranged over three floors and consists of a combined kitchen and dining room, sitting room with outlook over the rear garden and a useful cloakroom on the ground floor. On the first floor there are two double bedrooms, study and family bathroom. On the second floor there is the main bedroom, which benefits from an en-suite shower room.

DRAFT DETAILS

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		



## THE LOCATION

The plot is situated in Shaftesbury, one of the oldest and highest towns in England and surrounded by Dorset's beautiful countryside. The town itself boasts many historic buildings and has been made famous by the Hovis advert featuring "Gold Hill" with its cobbled street and picturesque cottages. Within the town there are numerous individual shops and chain stores. In addition the town has a thriving arts community with many musicians, artists of all types and a theatre with many productions, film screenings and art shows. The town of Gillingham is just five miles away with a mainline train station serving London, Waterloo and the West Country. For a further selection of facilities Salisbury and Yeovil are both about half an hour away.

## DIRECTIONS FROM THE GILLINGHAM OFFICE

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the second exit heading towards Warminster. Just after the garage turn right into Grosvenor Road and bear right into Lane-Side. Take the first turning left and the property will be found about half way down on the right hand side. Postcode SP7 8DX

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.