



Halsdon Farm

Warmwell Dorchester, DT2 8JD

Price Guide £400,000 Freehold



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A rare opportunity to purchase just under 6 acres of land in a semi rural location between Warmwell & Crossways. The land was previously used as a pig farm with the buildings now being in a derelict condition and the land is mainly wooded with some ponds and is overgrown and in a natural state. The property is a timber framed 1920s bungalow currently used as four bedroom chalet bungalow and ready for a full program of modernisation or a rebuilding. The property offers scope for redevelopment for a wide variety of future uses subject to obtaining the appropriate planning permissions.

Land
Located on approximately 6 acres of overgrown woodland and ponds

Former Pig Farm Buildings
A selection of derelict former pig farm buildings making this area a brown field site

Porch

WC
WC

Dining Room
13'5" x 12'7" (4.09 x 3.85)
Fireplace

Kitchen
15'11" x 5'5" (4.86 x 1.66)
Fitted with range of kitchen units

Conservatory
15'5" x 10'0" (4.70 x 3.05)

Lounge
15'6" x 11'3" (4.73 x 3.45)
Fireplace

Inner Hallway
Stairs to floor

Bathroom
With Bath wash hand basin and WC

Bedroom 2
11'3" x 8'9" (3.45 x 2.67)

Bedroom 1
13'9" x 11'1" (4.20 x 3.40)

Bedroom 3
9'3" x 6'10" (2.83 x 2.10)

Landing
Access to loft storage area

Loft Room / Bedroom
25'5" x 11'2" max irregular shape (7.76 x 3.42 max irregular shape)

WC
WC

Office
8'0" x 6'6" (2.45 x 2.00)





Mineral Extraction Rights

There are mineral extraction rights to extract sand and gravel (subject to terms and conditions) until 2045 inherited from Warmwell Sand & Gravel Company

Utility Supplies

Mains electricity and water are connected. gas and drainage are not connected

Council Tax

Band D with Dorset Council

Construction

Timber framed building under a pitched roof

Flood Risk

Very low risk of flooding from rivers sea or surface water

Contamination

We understand there is some asbestos in the buildings

Cash buyers only

This property is not suitable for residential mortgage

Reasons For Selling

This is a reluctant sale for health reasons

Location

Situated between Silverlake & Warmwell Holiday park on the opposite side of the road

Legal 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

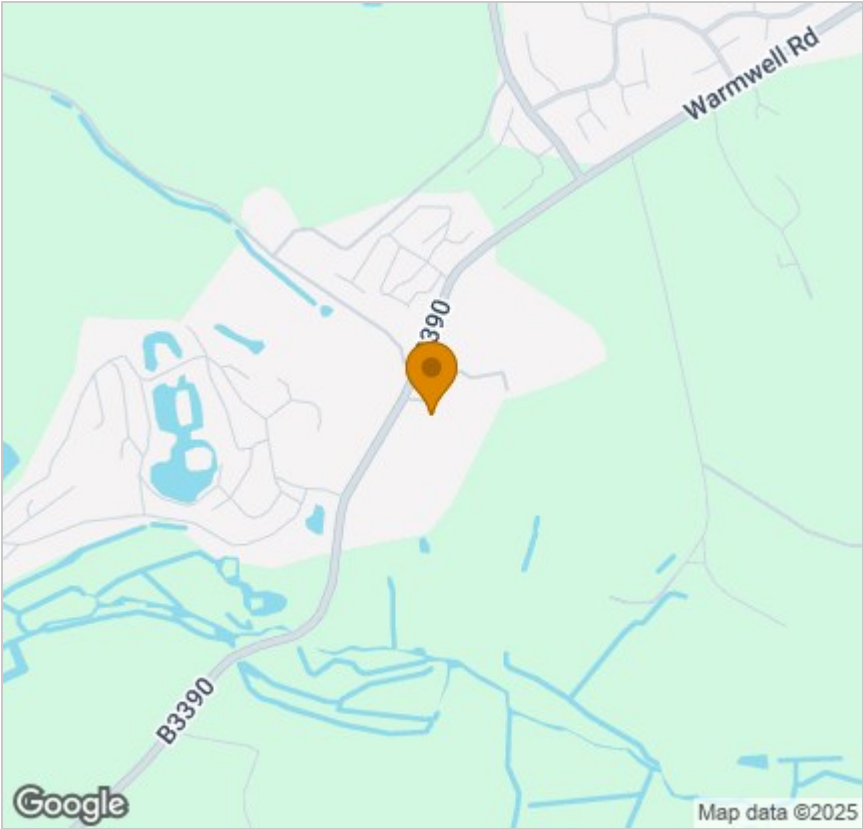


Viewing

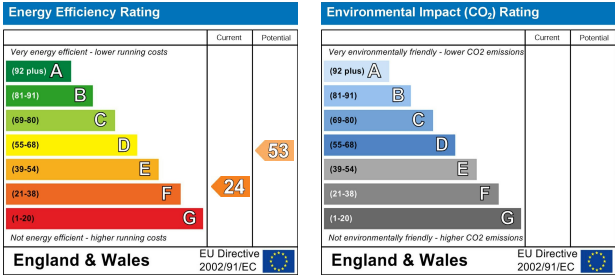
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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