



DUAL BUILDING PLOT ADJ. 11 BELL STREET, SWANAGE
£220,000 Freehold/£275,000 Freehold to include Single Garage and Parking Space

This is a rare opportunity to acquire a dual building plot in an established residential area near the western outskirts of the town, close to local amenities. The plots have the advantage of good views over surrounding properties to the Purbeck Hills.

The site, which is shown on the attached plan was subject to planning permission ref: 6/2018/0459 granted after appeal, appeal ref: APP/B1225/W/19/3220929. A copy of the appeal document is available for inspection upon request.

The permission provides approval for a pair of semi-detached houses which will have the advantage of good views over surrounding properties to the Purbeck Hills.

Plot measurements approximately 0.74 acres (0.03 hectares), Depth 18.64m narrowing to 7.53m (61ft narrowing to 25ft), Length 21.6m (71ft).

The Dorset Council Community Infrastructure Levy (CIL) is £39,980.77. The purchaser of the site will be responsible for payment of this charge.

NB. The vendors would be willing to consider selling a single garage and single car parking space which adjoins the land at a total price of £275,000. Full details available upon request.

LOCATION

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

SERVICES

All mains services are available, although interested applicants are recommended to contact the various utility companies to obtain confirmation and connection charges.

VIEWING

By appointment only please through the Sole Agents, Corbens, 01929 422284. The postcode for this site is **BH19 2RY**.



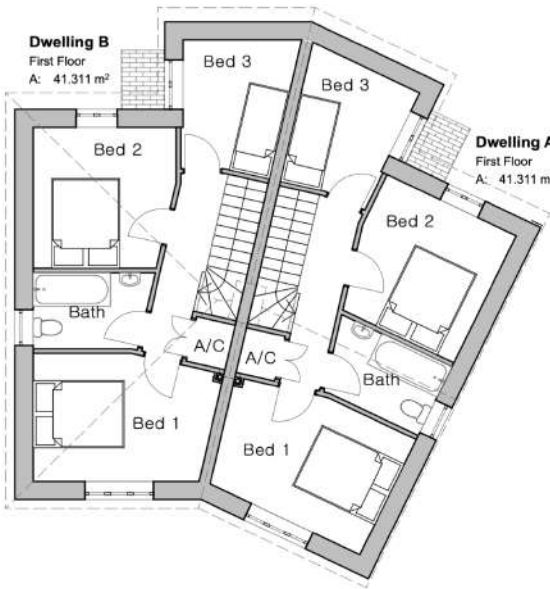
South Elevation



North Elevation



Ground Floor



First Floor



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05/12/2019 Planning Application
Rev Date Amendment



THE GOODS SHED
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50mm at A3 18102-E plan

Land adj 11 Bell Street, Swanage

Location + Block Plan

Scale @A3 1:500, 1:1250

