



CHAFFERS

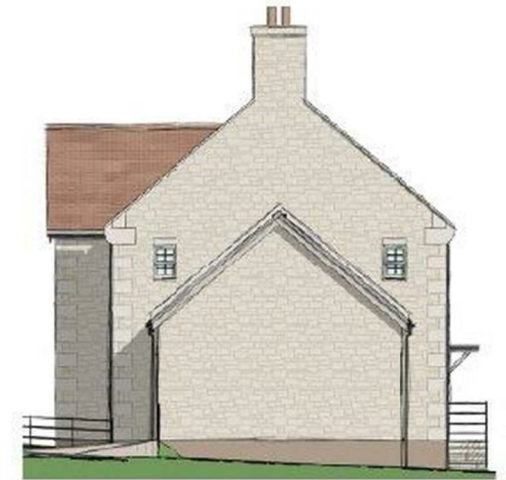
ESTATE AGENTS



Dwelling 1 - South Elevation
1:50



Dwelling 1 - East Elevation
1:50



Dwelling 2 - West Elevation
1:50



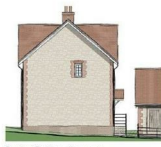
Dwelling 2 - North Elevation
1:50



Dwelling 2 - South Elevation
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Dwelling 2 - East Elevation
1:50



Dwelling 2 - South Elevation
1:50



Dwelling 2 - East Elevation
1:50



Todber, Todber, DT10 1JB

A residential development site with full planning permission for three detached dwellings.
Planning reference P/FUL/2021/00597. INITIAL GROUNDWORKS COMMENCED.

Offers In Excess Of £600,000 Freehold
Council Tax Band: New Build

DESCRIPTION

Planning permission was granted on 17th November 2021 (ref: P/FUL/2021/00597) for three detached dwellings. INITIAL GROUNDWORKS HAVE COMMENCED so the planning permission will remain in place after November 2024. Conditions apply and any interested parties are advised to view the conditions which are available on request or can be viewed on the Dorset Planning Portal.

The site is 0.6? acres located in a picturesque rural location in Dorset on the edge of the Blackmore Vale among beautiful countryside. The site comprises gently sloping land which is broadly rectangular but narrows to the rear, sharing access with the neighbouring Hambledon House belonging to the seller. The site comprises mainly stoned and concreted land with a number of former dairy buildings that would have to be demolished prior to construction.

It is anticipated the homes on this site would be highly sought after by a number of potential buyers including families, retirees and buyers looking to be located in an idyllic rural situation.

AGENTS NOTE

The seller is open to the possibility of selling the adjoining Hambledon House and land. This could add considerable potential to the site and would be subject to negotiation.

SITUATION

Todber is a small rural community situated approximately 1 mile from the sought after village of Marnhull which has a good range of facilities which include a post office, stores, chemist, newsagent, carpet/curtain shop, garage, inns, doctors surgery, churches, primary school, recreation ground and bus services. The old market town of Shaftesbury is approximately 5 miles, Gillingham has the main railway station (Waterloo/Exeter) which is 6 miles distant and the Dorset coast is about an hours drive away.

GENERAL SITE INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion.

SERVICES

Mains water and 3 phase mains electricity ideal for car charging. Private Drainage. Additional Private (Borehole) water supply. Fibre Broadband available.

CAUTION

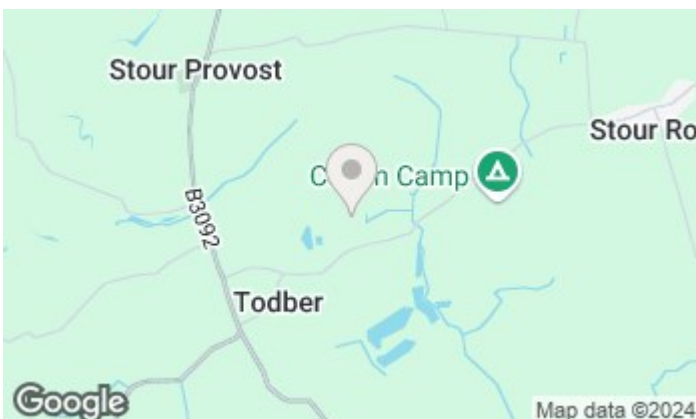
All items mentioned in these details have not been tested or verified and interested parties are invited to make their own enquiries.

PUBLIC AUTHORITIES

Dorset Council

VIEWING

The site is visible from the highway. An appointment to access the site can be arranged with the Vendor's Agent, Chaffers Estate Agents,



Directions

From Shaftesbury proceed out of town via Bimport, then continue down St. John's Hill. Towards the bottom of St. John's hill turn right before the church signposted Todber. Continue on this road then bear left at the triangle also signposted Todber. Continue through the village of Stour Row until you eventually reach Todber, where the property can be found on the right-hand side after Todber Manor Fisheries.



Floor Plan



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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 2002/91/EC	