



## Turks Garage, Hinton St. Mary, Sturminster Newton, Dorset DT10 1NG

A former garage and MOT bay with full planning permission for conversion to two, two bedroom dwellings.  
The site measures approximately 0.06 acres (246.8 sqm.)

Offers in the region of

**£140,000**

Freehold





# Turks Garage

Hinton St. Mary, Sturminster Newton,  
Dorset DT10 1NG

A 0.06 acre (246.8 sqm.) site with full planning permission  
Situated in a popular village within easy reach of  
Sturminster Newton and Marnhull  
The proposed plans provide two, two bedroom dwellings  
Planning ref: P/FUL/2023/02639

## Proposed Accommodation

Please refer to the approved plans on the Dorset Council Planning Portal, reference above.

External viewings unaccompanied having first informed  
the Symonds & Sampson  
Sturminster Newton Office  
01258 473766





## The Property

Full planning permission was granted on 30/06/2023 for the conversion of the garage and MOT bay to two dwellings.

The approved plans provide two, two bedroom dwellings with off-road parking and gardens. The approved plans for the 'Front Unit' comprise a single storey dwelling with open-plan living accommodation, two bedrooms (1 ensuite) and a bathroom. Total GIA 71.8 sqm./ 772 sqft.

The 'Rear Unit' will comprise a sitting/dining room, kitchen and WC on the ground floor and two bedrooms and a bathroom on the first floor. Total GIA 64.7 sqm./696 sqft.

## Situation

The property is situated in the heart of the village of Hinton St. Mary which is a Manorial village in a Conservation Area having a fine manor house, village hall, Church, pub and garage. It is surrounded by open countryside which is designated as an area of great landscape value. There are excellent walks from the village and is especially pretty

towards the River Stour, which meanders through the vale. Located close to the market town of Sturminster Newton with a good range of local shops and schools. Further shopping facilities are available in the area at Gillingham, Shaftesbury, Blandford and Sherborne. There are primary schools in Marnhull, Sturminster Newton and Gillingham as well as state and many private schools. Gillingham also has a mainline station to London Waterloo.

What3words ///goodnight.provider.gearing

## Services

All mains services are nearby

## Local Authority

Dorset Council – 01305 221000

## Agents Note

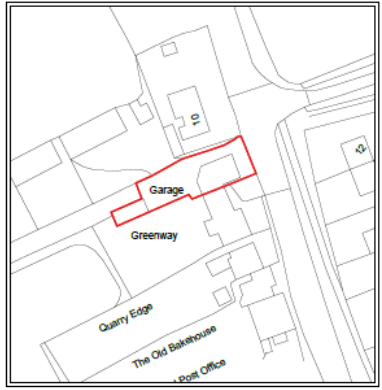
The approved plans can be inspected via the Dorset Council Planning Portal. Ultrafast broadband available. Mobile network coverage is limited inside the property but good

outside. We believe there are two disused fuel tanks on the site. Please refer to the legal pack for more information and quotes for removal.

**GWB June 2024**



SITE PLAN  
SCALE 1:100  
BASED ON TOPO INFORMATION



BLOCK PLAN  
SCALE 1:500  
BASED ON O.J.S INFORMATION  
O.J.S LICENCE NUMBER 100007030



LOCATION PLAN  
SCALE 1:1250  
BASED ON O.J.S INFORMATION  
O.J.S LICENCE NUMBER 100007030

**NOTES-PLANNING**

1. The site is located within the planning jurisdiction of the Dorset Council.

2. The site is currently used as a residential garage and driveway.

3. The proposed development is a conversion of the existing garage into a 2 x 2 bedroom house.

4. The proposed development is consistent with the policies of the Dorset Council's Local Development Framework (LDF).

5. The proposed development is consistent with the policies of the Dorset Council's Planning Policy Framework (PPF).

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SITE AREA: 0.03 HECTARE / 0.07 ACRES  
2 X 2 BEDROOM HOUSE  
1 X FARKING SPACE PER UNIT  
PROPOSED GIA ON SITE @ 136.5 SQM

No.	Revision	Date	By

PROPOSED CONVERSION,  
TURKS GARAGE,  
MARSH HILL ROAD,  
STURMINSTER NEWTON,  
DORSET,  
DT10 1NG.

SITE, BLOCK AND LOCATION PLAN

Issue	AS SHOWN @ A1	Checked	
Date	JANUARY 2025	Drawn	JA
	FB8449 / 100		
	ARC Architecture Ltd.		
	Chapel Studios, 14 Purwell, Christchurch, Dorset, BH23 1EP		
	Tel: +44 (0)1202 475619		
	Email: <a href="mailto:enquiries@arc-architects.co.uk">enquiries@arc-architects.co.uk</a>		
	Web: <a href="http://www.arc-architects.co.uk">www.arc-architects.co.uk</a>		

**DESIGNERS RISK ASSESSMENT**

**Building Products and Construction Evaluation Factors**

The design team have highlighted concerns and agreed that only that step can be achieved in a construction programme. This is to be used with the architect and the contractor to ensure that the design is achievable and that all works will be completed in a timely manner. It is the responsibility of the contractor to manage any practical problems, to an agreed national standard where appropriate and in accordance with BSI guidance.

This proposed scheme are designed on a well established method of building which can be referred to for a complete construction programme, should the contractor find any areas of concern. It is the designer's role to ensure that appropriate action can be taken.

The agreed technical details in this project are the following:

**GENERAL NOTES**

- 1. Please refer to the general notes on the drawings for further information on the design, construction, and materials.
- 2. The design team have highlighted concerns and agreed that only that step can be achieved in a construction programme. This is to be used with the architect and the contractor to ensure that the design is achievable and that all works will be completed in a timely manner.
- 3. It is the responsibility of the contractor to manage any practical problems, to an agreed national standard where appropriate and in accordance with BSI guidance.

**INFORMATION**

**CONSTRUCTION INFO**

CONSTRUCTION INFORMATION FROM ARCHITECT'S DRAWINGS

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**CONSTRUCTION RISKS**

- MAINTENANCE STRUCTURAL SUPPORT FOR EXISTING STRUCTURES
- WORKERS AT HEIGHT
- CONSTRUCTION ACCESS
- PROXIMITY TO HIGHWAYS/FOOTPATHS

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01258 473766  
Symonds & Sampson LLP  
Agriculture House, Market Place, Sturminster Newton  
Dorset, DT10 1AR  
sturminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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