

# **Brachers**

Belchalwell Blandford Forum Dorset DT110EQ

A detached bungalow on a 0.30 acre plot, in need of modernisation throughout, with a positive pre application enquiry to build a four bedroom detached house.







- Detached bungalow
- In need of modernisation throughout
- Generous plot of 0.30 acre (0.12 ha)
  - Picturesque rural location
- Positive pre app enquiry to demolish and build a four bed detached home

Guide Price £250,000 Freehold

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#### THE PROPERTY

A spacious, three bedroom detached bungalow, in need of modernisation. Situated in a rural location within the Dorset countryside, the property benefits from a generous plot of 0.30 acres (0.12 ha), ample off road parking and a garage.

# PRE-APPLICATION PLANNING ENQUIRY

A positive pre application enquiry has been made under application number P/PAP/2024/00345 for the replacement of the current bungalow with a four bedroom detached house. Please contact agent for further details.

#### SITUATION

Belchalwell is a small North Dorset village in the parish of Okeford Fitzpaine. It has a lofty situated 15th century church and being in the slopes of Bell Hill has some of the county's finest walking and riding on the doorstep. The nearby village of Okeford Fitzpaine has a village shop with post office, church, and pub. Belchalwell shares a village hall with Ibberton and Woolland in the village of Ibberton which also has a church and pub.

## **AGENTS NOTE**

The septic tank may not comply with modern regulations. Buyers should make their own investigations and if necessary, factor the cost to replace into their offer. The tank is located in a neighbouring field, we understand rights of access in place.

As at 18/09/24: Standard and ultrafast broadband available. There is limited mobile network coverage inside the property and likely mobile coverage outside. We understand there is a Tree Preservation Order in place at the property, more information should be available as part of the searches for the property.

#### WHAT3WORD

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## **SERVICES**

Oil central heating. Private drainage. Mains electricity and water.

#### LOCAL AUTHORITY

Dorset Council. Council Tax Band C







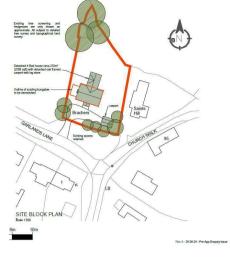
# Brachers, Belchalwell, Blandford Forum

Approximate Area = 847 sq ft / 78.6 sq m Garage = 147 sq ft / 13.6 sq m Total = 994 sq ft / 92.2 sq m













Certified Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @nichecom 2024. Produced for Symonds & Sampson. REF: 1190298



#### STU/MAKI





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