

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font on a dark green rectangular background. A thin yellow horizontal line is positioned below the text.

Symonds
& Sampson

A photograph of a single-story brick building with a grey tiled roof, situated in a garden. The building has a central arched doorway and two windows with white frames. To the left is a dark wooden shed. The garden is surrounded by trees and shrubs, with a concrete path leading to the building. The sky is blue with scattered white clouds.

Brachers

Belchalwell, Blandford Forum, Dorset

Brachers

Belchalwell

Blandford Forum

Dorset DT11 0EQ

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

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



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

///clings.spooned.sweetened

SERVICES

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

LOCAL AUTHORITY

Dorset Council. Council Tax Band C



