

Plots 7 - 9A Bourton Mill, Bourton, Gillingham, Dorset SP8 5AX

An exciting opportunity to acquire a development plot with planning for four dwellings.

- A development site for 4 dwellings
- 2 x 3 storey 4 bedroom houses 1629sqft each
- 4 storey 4 bedroom house 2206sqft
- Close to the village centre
- 4 storey 4 bedroom house 2367 sqft
- Services ready for connection

Guide Price **£375,000**

Freehold

THE SITE

This is a good opportunity to purchase a development site for 4 dwellings in a new residential area. The site forms part of a larger development close to the village centre and it presently overlooks a large lake. Planning permission was granted 2/2016/0610/REM for 4 dwellings as follows:

- 2 x 3 storey 4 bedroom houses 1629sqft each
- 4 storey 4 bedroom house 2367 sqft
- 4 storey 4 bedroom house 2206sqft

OUTSIDE

There is parking for several cars on site with landscaping a part of the planning permission.

SITUATION

The village of Bourton is set on the cusp of the stunning Stourhead National Trust Estate and has a popular and thriving community. Facilities include a local pub, junior school, village hall running various activities, church, garage, village shop and post office. Nearby is the small town of Mere with many other facilities: Library, Doctors' Surgery, Dentist, Post Office, Chemist, Police and Fire

Station, Public Meeting Place and a number of small shops.

DIRECTIONS

What3words:///seaside.creamed.commit

SERVICES

Mains water, electricity and drainage are ready for connection, as well as an LPG feed

MATERIAL INFORMATION

As of 26/11/24

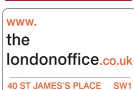
Standard broadband is available, mobile phone network coverage is likely inside and outside from some main providers - source <https://checker.ofcom.org.uk/> - and we have been informed by the sellers that there is 'super speed fibre broadband' in the area.

The plots lie in a flood risk zone 1, the vendors have confirmed that the plots have not flooded during their ownership. Source Fairhurst Hydraulic Engineers, Birmingham - letter available upon request

Once the properties have been completed, they will be subject to a management charge to Bourton Mill Limited to cover communal areas on site. Currently this is £454.55 per annum.

Dorset Council

STU/MAKL/26112024



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