



Street Scene



Residential Development site at Hambledon House, Todber, Dorset DT10 1JB

A south facing site with lovely views in a picturesque rural location with full planning permission for three detached houses.

- Development site of about 0.6 acres for 3 detached dwellings
 - Countryside views
 - Good road and rail links
- Sunny southerly aspect
- Easy access to Sturminster, Shaftesbury and Gillingham
- Marnhull village shops and amenities close by

Offers In Excess Of **£500,000**
Freehold

THE SITE

The site is located in Todber on the edge of the Blackmore Vale amongst beautiful Dorset countryside with a largely south-facing sunny aspect. Access to the site is via a shared entrance with Hambledon House. The site is partly cleared and comprises a former yard with redundant dairy buildings that will need to be demolished prior to construction.

Planning Permission was granted by Dorset Council on 17th November 2021 for demolition of existing commercial buildings and replacement with three detached dwellings. The proposed dwellings are attractive local stone with brick plinths and window surrounds under pitched tiled roofs. Dwelling 1 has an attached double garage while dwellings 2 and 3 are served by a detached garage block with two garages each.

ACCOMMODATION

The proposed accommodation schedule is as set out below:

Dwelling 1 - Approx. 200 m sq / 2125 sq ft

Ground floor - Hall, kitchen/breakfast room, living room, dining room, study, utility room, cloakroom.

First floor - Master bedroom with ensuite bathroom, 3 further bedrooms, family bathroom.

Dwellings 2 and 3 - Approx 138m sq / 1485 sq ft

Ground floor - Hall, kitchen/dining room, living room, utility room, cloakroom.

First floor - Master bedroom with ensuite shower room, 3 further bedrooms, family bathroom.

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 towns of Sturminster Newton and Shaftesbury are approximately 5 miles and have a wider selection of shops, supermarkets and facilities. Gillingham has the main railway station (Waterloo/Exeter) which is 6 miles distant and the Dorset coast is about an hours drive away.

SERVICES

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

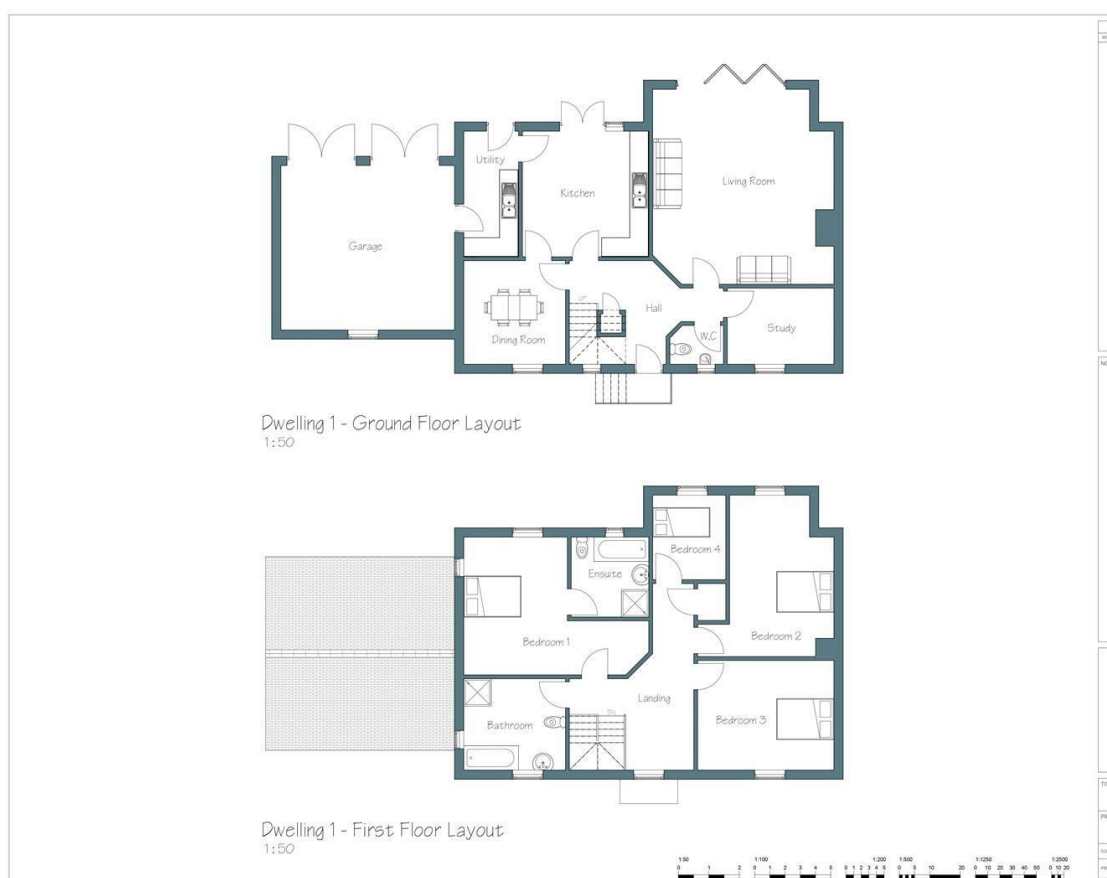
DIRECTIONS

From Sturminster Newton head north towards Gillingham on the B3092 passing through Hinton St. Mary and Marnhull. In Todber turn right into Church Lane towards Stour Row and Shaftesbury. Continue past the church and around the bend and the site entrance will be found on the left hand side.

what3words:///sleepers.saturate.cases

VIEWINGS

By appointment only



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