



Mill Plot Development Land, St. Mary Well Street, Beaminster, Dorset

An excellent opportunity to purchase a prime site with outline planning permission to build a dwelling at the very end of St. Mary Well Street. For sale by Private treaty

Guide Price
£350,000
Freehold

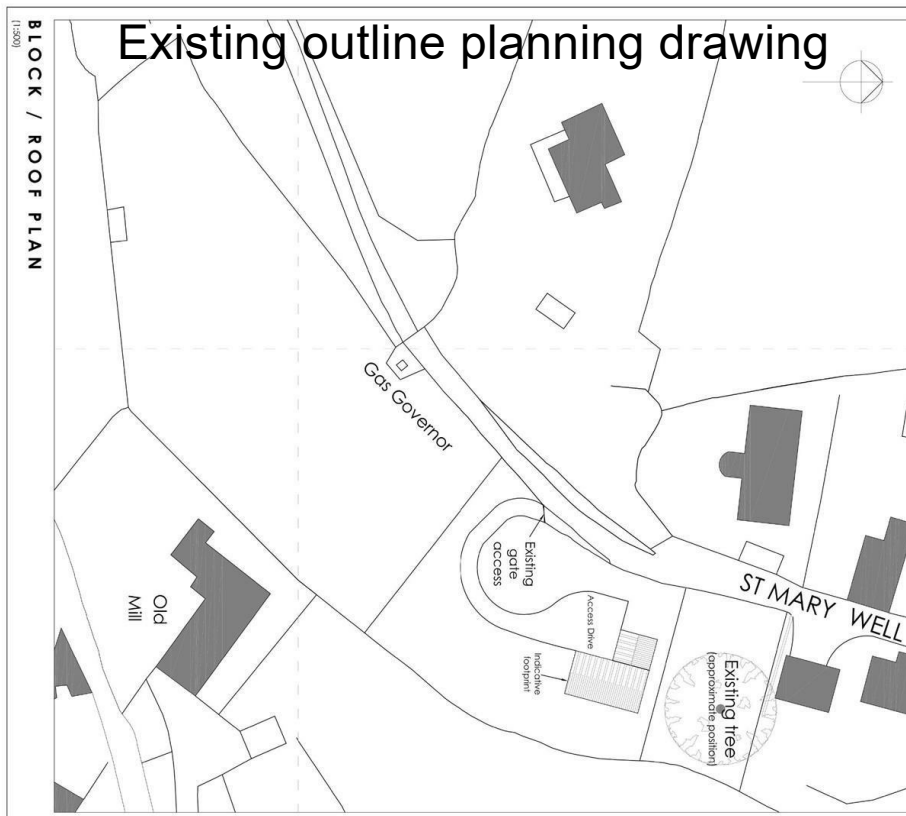
**Symonds
& Sampson**
ESTABLISHED 1858

**Mill Plot Development
Land, St. Mary Well Street,
Beaminster,
Dorset, DT8 3BB**

- Building Plot
- Outline Planning Permission, amendment pending. SEE DRAWINGS
- prime location
- Fantastic opportunity
- Very edge of Beaminster
- Extensive country views

Viewing strictly by appointment
Symonds & Sampson
01308 863100





An excellent opportunity to purchase a prime site with outline planning permission to build a dwelling at the very end of St. Mary Well Street. The planning reference is WD/D/20/003001. Details are available on the Dorset County website - <https://www.dorsetcouncil.gov.uk>. NOTE. AMENDMENT PENDING ON EXISTING PLAN TO MOVE BUILD TO NEW LOCATION ON SITE

Situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th-century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants, and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the surrounding countryside and superb

coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main-line railway service to London (Waterloo). Super-fast broadband is available.

Services

Water, gas and electricity is available from St Mary Well Street.

Designations

The site resides in an Area of Outstanding Natural Beauty

Local Authority

Dorset Council
www.dorsetcouncil.gov.uk

Sole agents

Symonds & Sampson LLP - 36 Hogshill Street, Beaminster, DT8 3AA. Contact: Caroline Childs-Chaffey
Tel: 01308863100 Email: ccchaffey@symondsandsampson.co.uk

Solicitors

Kitson & Trotman LLP
Contact Jason Hodnett
Tel: 01308862313
Email: J.hodnett@ktlaw.co.uk

Viewing

During reasonable daylight hours with a set of particulars in hand, having first informed the sole agent on 01308863100

Directions

From Beaminster Square proceed down Church Street (next to the Co-op) and turn left into St. Mary Well Street, continue along this road past the last property on your left and the site will be found on the left-hand side.

What3words

"contents.prevented.rigid"

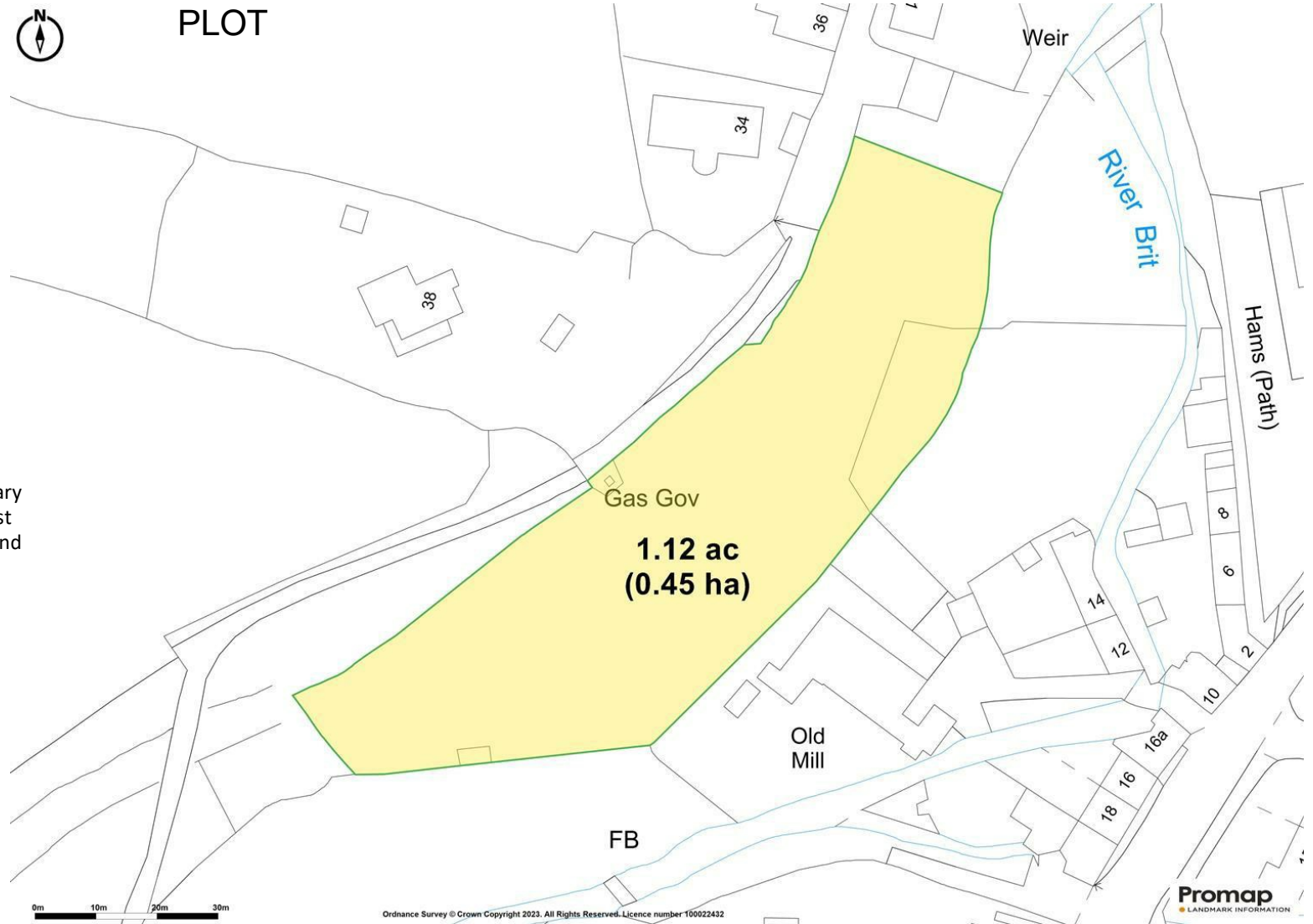
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Agents Note

There is a lease with Southern Gas Network PLC for a Gas Governor site.
There is a Tree Preservation order on the Oak Tree.
There is a wayleave payment for the transformer poles on site.
Please ask for further information.

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BEA3547/CCC/11.04.24

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