



## Land on the South Side of Kingsley Den, Kingsley Paddock, Maiden Newton, Dorchester, Dorset, DT2 0DR

A well-positioned development opportunity situated in the popular village of Maiden Newton. Full planning permission for a detached two storey dwelling, double garage and access. In all about 0.35 acres (0.14 ha).

For sale by Public Auction and via Livestream on Thursday 25th July 2024 at 2pm at The Digby Memorial Hall, Sherborne, DT9 3NL

Guide Price  
**£300,000\***  
Freehold



# Land on the South Side of Kingsley Den, Kingsley Paddock, Maiden Newton, Dorchester, Dorset, DT2 0DR

- Full planning permission
  - P/CLE/2023/01287
  - Attractive village plot
- Detached two storey house with double garage
  - In all about 0.35 acres (0.14 ha)
- Situated in a popular village with excellent amenities
- Good road links via A37 to Dorchester & Yeovil

For sale by Auction on Thursday 25th July 2024  
Viewing strictly by appointment  
Symonds & Sampson  
01305 261008

## The Property

The land offers an exciting opportunity to acquire an attractive village plot.

The single plot enjoys a favourable location, with gated access, set well back from the road and fully enclosed within brick walling with mature trees and hedgerows affording much privacy.

The plot is in all about 0.35 acre (0.14 Ha), as shown on the on the attached site plan.

The land is sold freehold with vacant possession.

Nestled in a quiet area of the bustling village of Maiden Newton this substantial building plot offers full planning consent for a family home within this fully walled and gated plot. There is further opportunity for an additional dwelling subject to necessary planning permission.

## Situation

The plot is situated towards the heart of this popular village, well known for its exceptional range of facilities including a railway service running between Bristol Temple Meads (service to London) and Weymouth.

Also in the village is a thriving pub, petrol station with shop, café, ironmongers, village store, doctors surgery, primary school, and village hall.

Maiden Newton is equidistant between the county town of Dorchester, the Abbey town of Sherborne and the Georgian market town of Bridport, all of which have an excellent range of amenities including schools, supermarkets and restaurants.

Abbotsbury is 12 miles away and the sea is easily reached along the magnificent UNESCO World Heritage Jurassic Coastline.

Sporting facilities in the area include golf courses at West Bay, Dorchester and Lyme Regis, horse racing at Wincanton and water sports on the Dorset coast.

The area is also served by independent schools at Perrot Hill and Sherborne.

## Services

Mains water, electricity and drainage are available nearby. Prospective buyers should make their own enquiries.

## Local Authority

Dorset Council  
01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## Agent Note

We are advised by the vendor that there is a Calor gas tank situated on site which serves 10 neighbouring properties. The current rent received from Calor gas is £1,900 per annum until 2028 (RPI linked). Contract 25 years from 2012.

## Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at <https://www.symondsandsampson.co.uk/property-auctions/upcoming-auctions>

## Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability.

**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

## Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

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