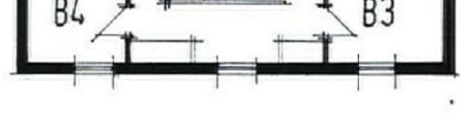


GROUND FLOOR



FIRST FLOOR



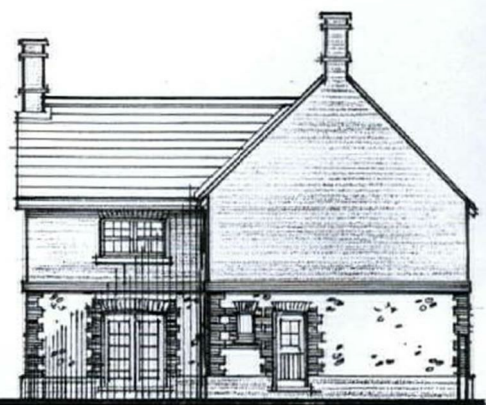
STREET ELEVATION N/EAST



N/WEST



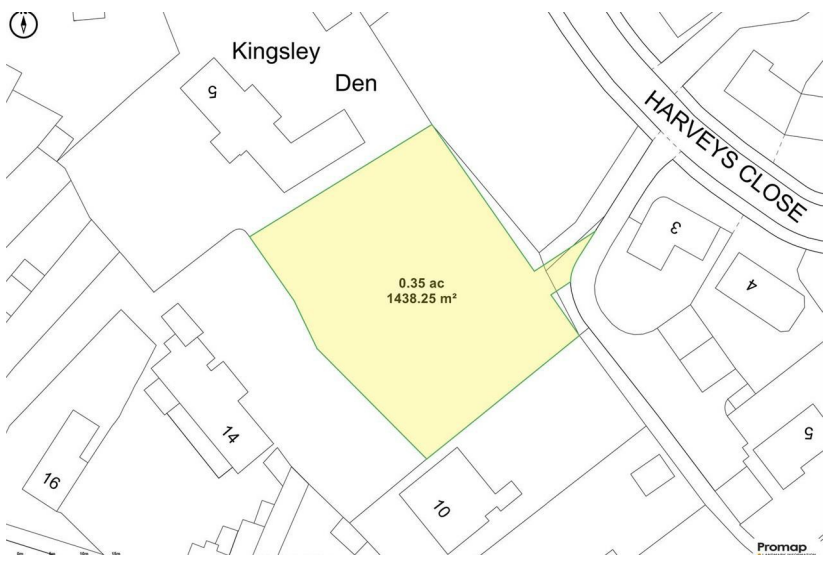
S/WEST



S/EAST

Kingsley Orchard, Harveys Close, Maiden Newton, Dorchester, Dorset

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).



Guide Price
£300,000
Freehold



Kinglsey Orchard, Harveys Close, 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

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

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.

Dorchester/ATR/27.09.24 rev



01305 261008

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