



## Land at Cattistock Road, Cattistock Road, Maiden Newton, Dorchester, Dorset DT2 0AG

0.49 acres of land situated on the edge of Maiden Newton with access from Cattistock Road.



0.49 acre(s)

- Attractive edge of village location
- Suitable for a range of uses (STPP)

- River Frontage

Guide Price **£45,000**

Freehold



## THE LAND

A rare opportunity to acquire 0.49 acres (0.20 hectares) of land situated on the edge of Maiden Newton with access from Cattistock Road. The land is gently sloping with river frontage and access from Cattistock Road.

## DIRECTIONS

From the centre of Maiden Newton take the road towards Cattistock and proceed along Cattistock Road. The land will be found on the left hand side marked by a Symonds and Sampson "For Sale" board.

## SERVICES

There is no water connected to the property, but it is understood that mains water is in close proximity.

## DESIGNATIONS

The land is located within a Nitrate Vulnerable Zone and within Dorset's National Landscape (formally AONB).

## RIGHTS OF WAY

Access from Cattistock Road. A public footpath crosses the property. Further details can be obtained from the agents.

## TENURE

Vacant possession upon completion.

## OVERAGE

The property will be sold subject to an overage on future development. This will exclude any agricultural,

horticultural or equestrian development. The overage became effective for 30 years from 6th September 2021, 30% of any increase in value. This is triggered at the grant of planning consent and not implementation.

## PLANNING

A planning application for "Change of use of the land to site 3 no. shepherd huts, erect shower/WC block and create associated access road" (App No. P/FUL/2021/04814), submitted 17/11/2021, withdrawn (not refused) 18/03/2022.

## FISHING RIGHTS

Fishing Rights are NOT included or available.

## MOBILE COVERAGE

You are likely to have mobile phone coverage at this property with EE, Three, O2, Vodafone networks (Ofcom.org.uk).

## FLOOD RISK

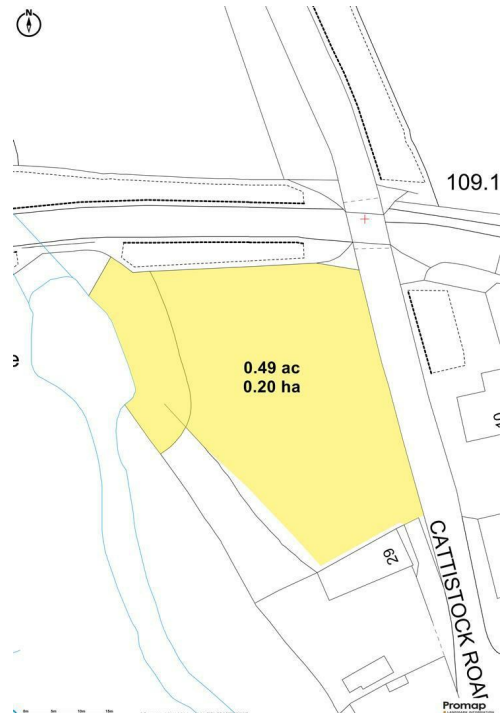
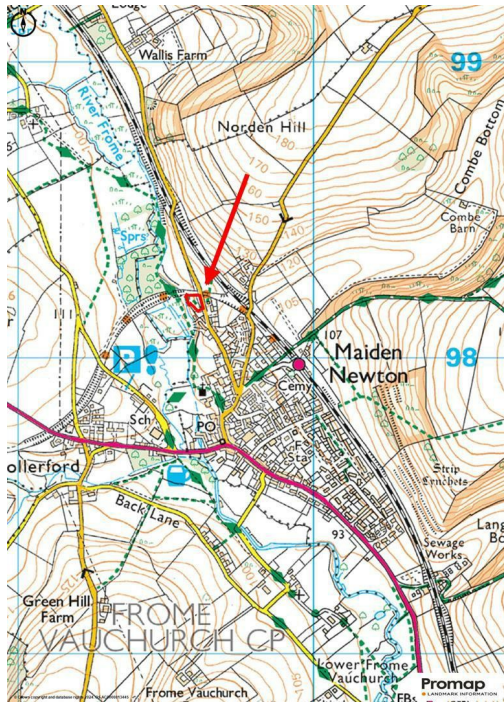
A small lower lying section of the land is within Flood Zones 2 and 3. The majority of the land lies within Flood Zone 1 (the lowest risk of flooding).

## STEWARDSHIP

The land is currently not entered into any Environmental or Countryside Stewardship agreements.

## LOCAL AUTHORITY

Dorset Council 01305 221000  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)



Burraton/GJW/23.04.2024



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