

Development Site at Yearlings Poultry Farm

Chamberlaynes, Bere Regis, Wareham, Dorset

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Chamberlaynes, Bere Regis
Wareham, Dorset, BH20 7LS



- Planning permission for five detached units
- Convenient access to major link roads connecting to Dorchester, Poole, Bournemouth and Blandford.
 - Edge of village location
 - Open, level site
 - Stunning rural location
 - 0.756 ha in all (1.87 acres)

Guide Price **£650,000**

Freehold

Dorchester Sales
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THE SITE

A development site located on the outer edge of the sought-after village of Bere Regis, benefiting from Outline Planning Permission (Ref: P/FUL/2024/07597) for the demolition of former chicken sheds and the construction of four substantial detached homes, offering a combined floor area of 1026m² (11,047ft²), including the replacement bungalow.

In addition, permission has been granted under Planning Ref. 6/2021/0348 for the demolition of the existing Woolaway bungalow at the front of the site and its replacement with a new dwelling.

The site enjoys a high degree of privacy, being enclosed by mature trees and hedging, and bordered by open farmland to the west and south.

SITUATION

Bere Regis is a well-situated village located approximately 9 miles from the Georgian market town of Blandford Forum, around 12 miles from Poole, and about 10 miles from the county town of Dorchester.

Local amenities include a church, village hall, public houses, a village shop with a post office, a doctor’s surgery, and a primary school. The village also benefits from a strong community spirit, with a variety of activities regularly held at the village hall.

The nearby towns of Wareham, Blandford, Poole, and Dorchester offer a wide range of shops, commercial services, cafés, and restaurants. The site is ideally positioned for access to the A31 and A35 road networks, providing convenient connections throughout the region. The A31 links eastward to the M27 and M3, offering routes to Southampton and London, while the A35 provides access to Poole to the east and Dorchester and the West Country to the west.

DIRECTIONS

What3words:///initiated.demoted.culling

SERVICES

As the site includes an existing residence and commercial units, it is assumed that water and electricity services are already connected. However, interested parties are advised to make their own enquiries with the relevant service providers to confirm availability. There is no mains gas supply to the site, and the existing property is served by a private foul water system.

Broadband - Standard speed available
Mobile - Likely to have outdoor coverage, with limited indoor coverage
(https://www.ofcom.org.uk)

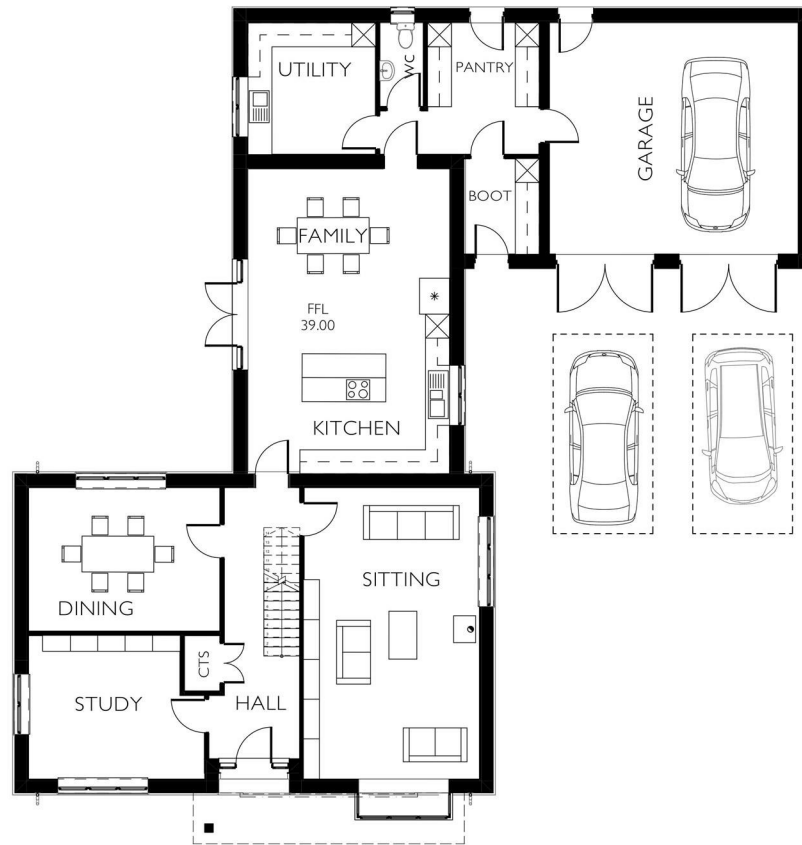
Dorset Council (01305 251010)
Council Tax Band: D - Yearlings Bungalow
Council Tax Band: B - Yearlings Poultry Farm

AGENTS NOTE

There is no VAT payable upon this site.
Community Infrastructure Levy is payable upon the whole site.



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Check dimensions on site before work proceeds. Report
discrepancies to the Architects.
If in doubt, ask!



Rev Date Amendment

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Walston Poultry Farms Ltd

Yearlings, Chamberlaynes, Bere Regis

House I Ground Floor Plan

Dorchester/CS/23.06.2025 rev



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