



Symonds
& Sampson

Rectory Court

High Street, Fordington, Dorchester, Dorset

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Dorchester, Dorset
DT1 1LB

****Calling all investors**** An exciting opportunity to purchase a detached property comprising ten studio flats and one one-bedroom flat, complete with parking. Ideally situated in the sought-after Fordington area, within easy reach of Dorchester town centre.

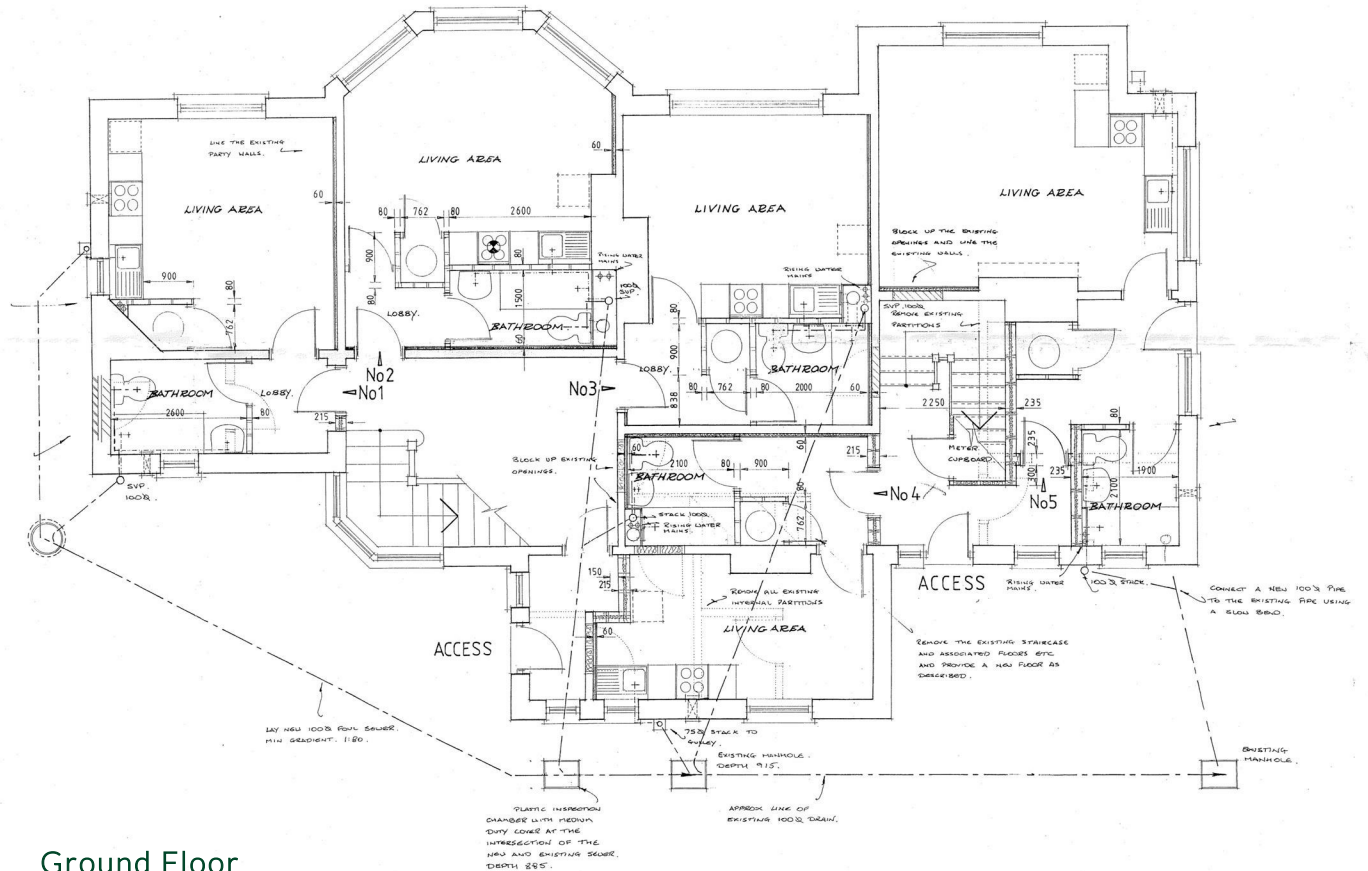


- Investment opportunity
- 10 studio flats and 1 one-bedroom flat
- Vacant possession – notice served
- Kitchenette and bathroom in each unit
- Off-street parking and garden areas
- Close to the centre of Dorchester
- Development potential (STPP)

Guide Price **£650,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



Ground Floor



THE PROPERTY

This handsome period property is currently arranged as five ground floor studio flats, five first floor studio flats, and a self-contained one-bedroom flat on the top floor. Each unit includes kitchenette and bathroom or shower room facilities. The property benefits from gas central heating, and all units are individually metered for utilities.

The accommodation is generally in good condition, with the majority of units featuring UPVC double glazing. Please note that not all units have been internally inspected.

The property is not listed and may offer potential for conversion into alternative configurations - such as separate flats or a single private residence - subject to the necessary planning permissions and building regulations.

The property is currently leased. Notice has been served, and it will be offered with vacant possession.

OUTSIDE

The property benefits from a tarmac driveway with off-street parking, as well as garden areas extending around the building.

SITUATION

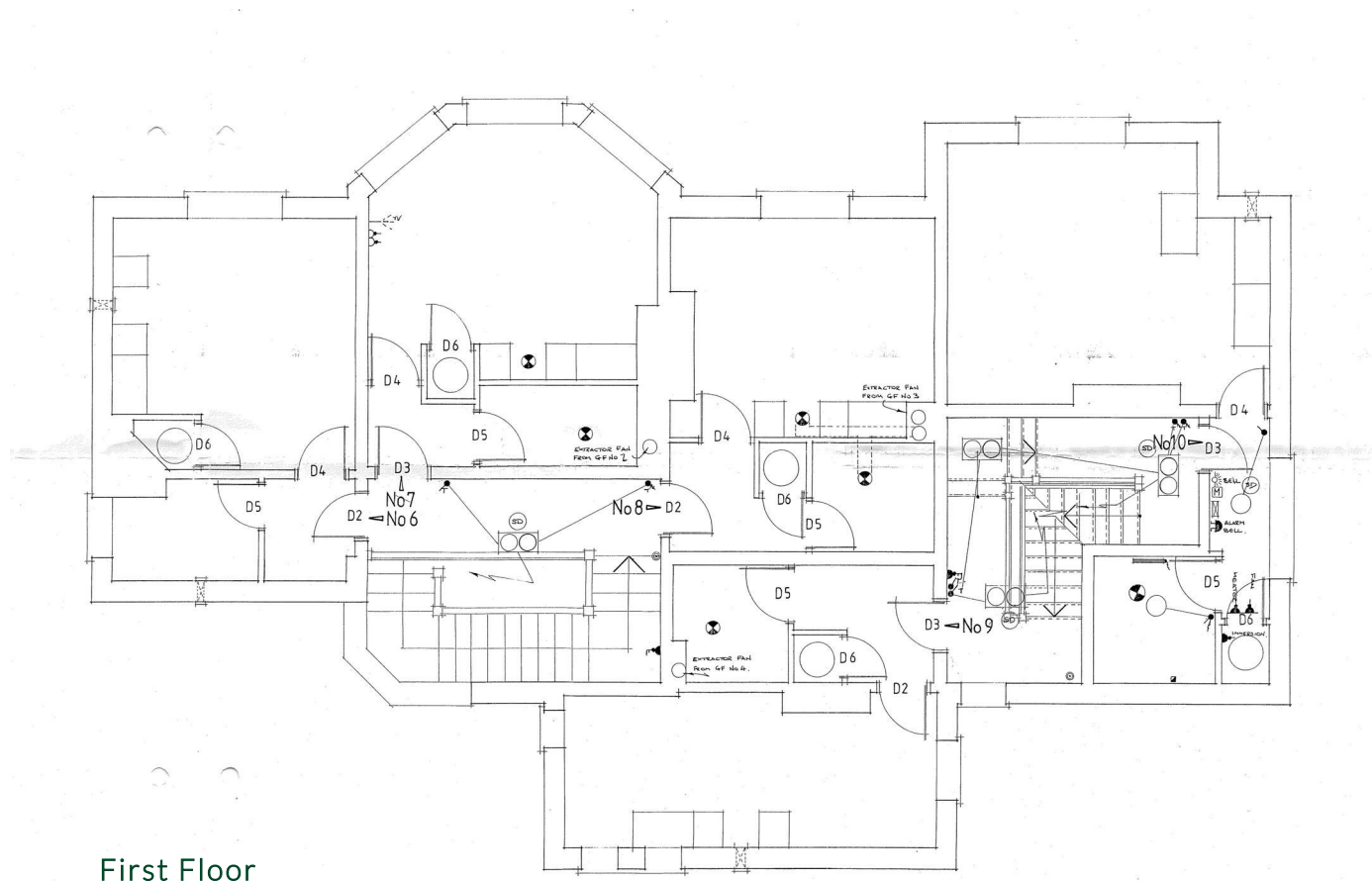
Rectory Court is located on the eastern fringe of Dorchester, within the popular Fordington area. This well-positioned location offers easy access to a range of amenities, including a nearby convenience store and the Fordington Green, home to a traditional fish and chip shop and a welcoming coffee shop - both well worth a visit. The area is also ideally placed for access to countryside walks, including nearby Salisbury Fields.

The property falls within the catchment area of several highly regarded schools. Dorchester's historic town centre is just a short distance away, offering an excellent selection of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads, respectively, while Dorset County Hospital is also conveniently nearby.

The town boasts a wide range of sports clubs, catering to cricket, rugby, football, tennis, and golf enthusiasts. Just a few miles to the south lies the stunning Jurassic Coast, known for its sandy beaches, scenic coastal walks, and exciting opportunities for water sports.

DIRECTIONS

What3words:///replayed.joys.tune



First Floor



