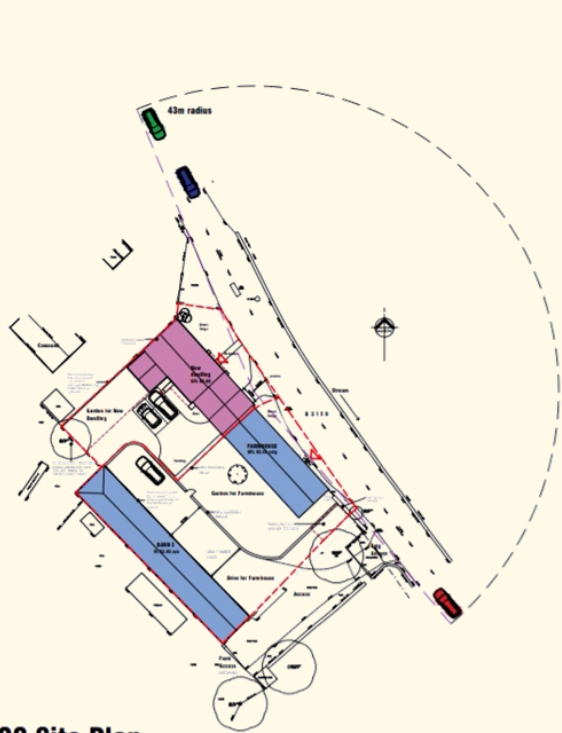
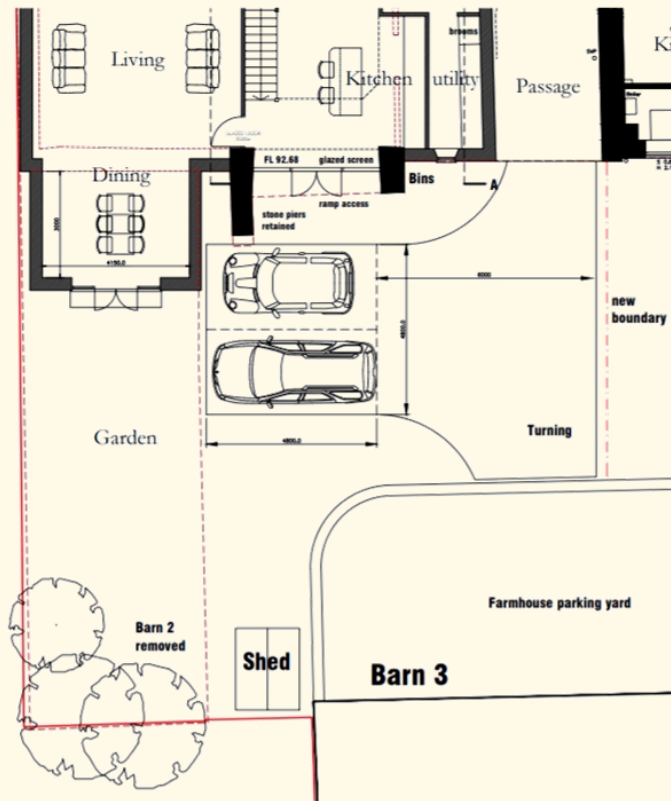




Steepleton Farm Building Plot



1:500 Site Plan
Indicating 43m visibility splays



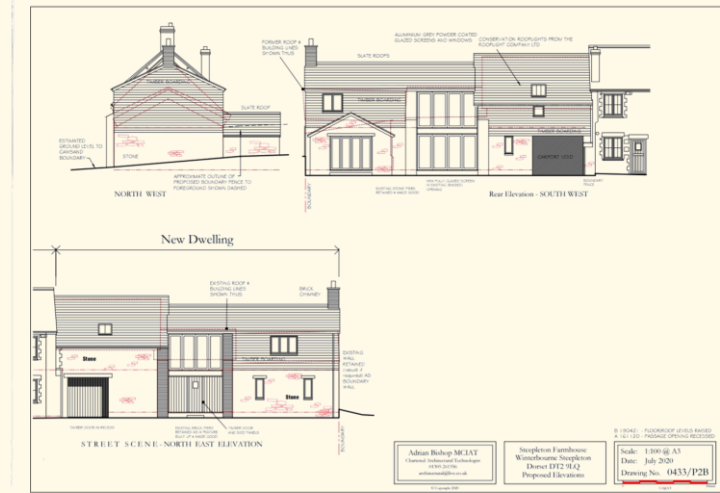
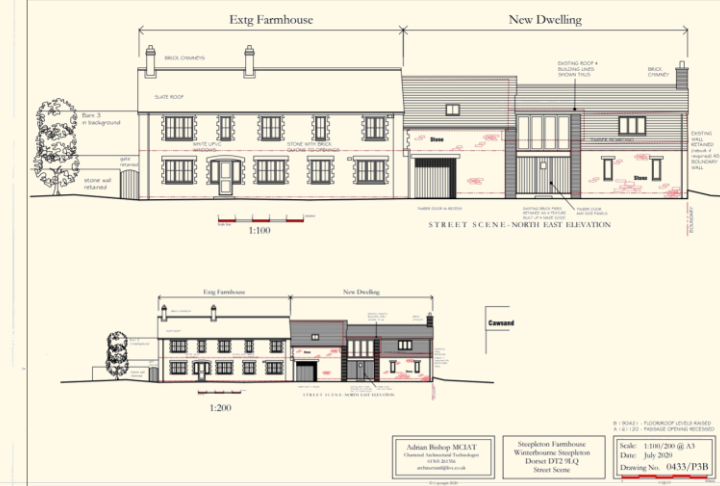
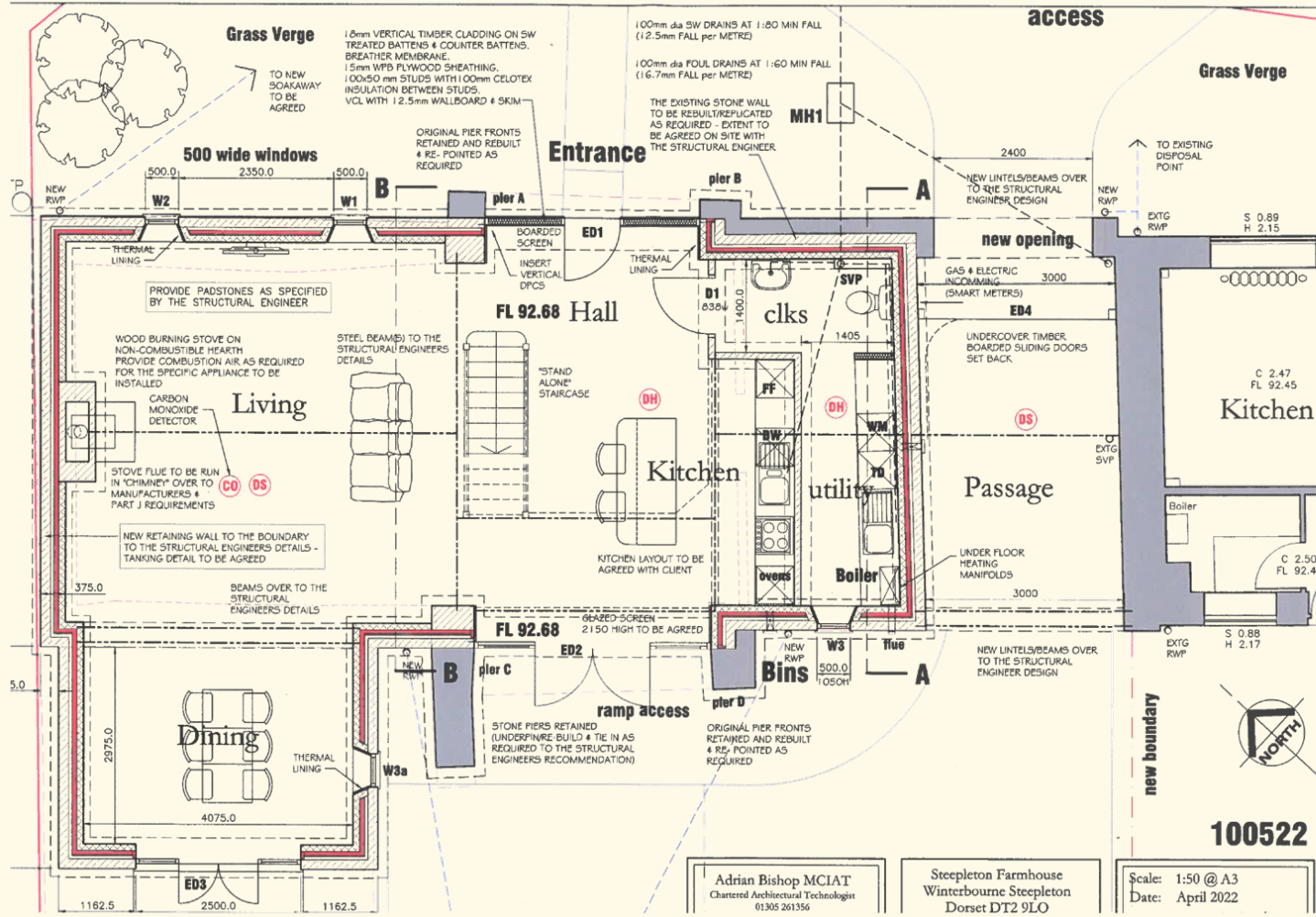
1:100 Garden plan
Indicating parking provision

<p>Adrian Bishop MCIAT Chartered Architectural Technologist 01305 261356 architectural@live.co.uk</p>	<p>Steepleton Farmhouse Winterbourne Steepleton Dorset DT2 9LQ Additional Site Plans</p>	<p>A 190421 - FLOOR LEVELS RAISED Scale: as noted @ A3 Date: November 2020 Drawing No. 0433/P5A</p>
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AN OPPORTUNITY TO ACQUIRE A BUILDING PLOT with planning permission, building regulations and all necessary consents for a three-bedroom, semi-detached dwelling. The plot is offered within a designated conservation area, and in an idyllic location in the small village of Winterbourne Steepleton, in South West Dorset. Situated in a winterbourne valley approximately 5 miles west of Dorchester.

Planning reference number: WD/D/20/001841



Winterbourne Steepleton is a peaceful village known for its picturesque and quintessentially English countryside setting. It is surrounded by beautiful countryside, rolling hills, farmland and scenic landscapes that are characteristic of the Dorset region. The village provides ample opportunities for outdoor activities such as walking, hiking and exploring the natural beauty of the area and it is home to a number of thatched cottages and historic buildings adding to its charm and appeal.

The parish church dates back to the 12th century and is built in the typical English Gothic Style. It features a prominent bell tower and several interesting architectural details. The church serves as a focal point for the local community and holds regular services and events.

The nearby county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture. Dorchester offers shopping facilities, cinemas, museums, a History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are well regarded and there are doctor's, dentist surgeries and the Dorset County Hospital all within the town. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Directions:

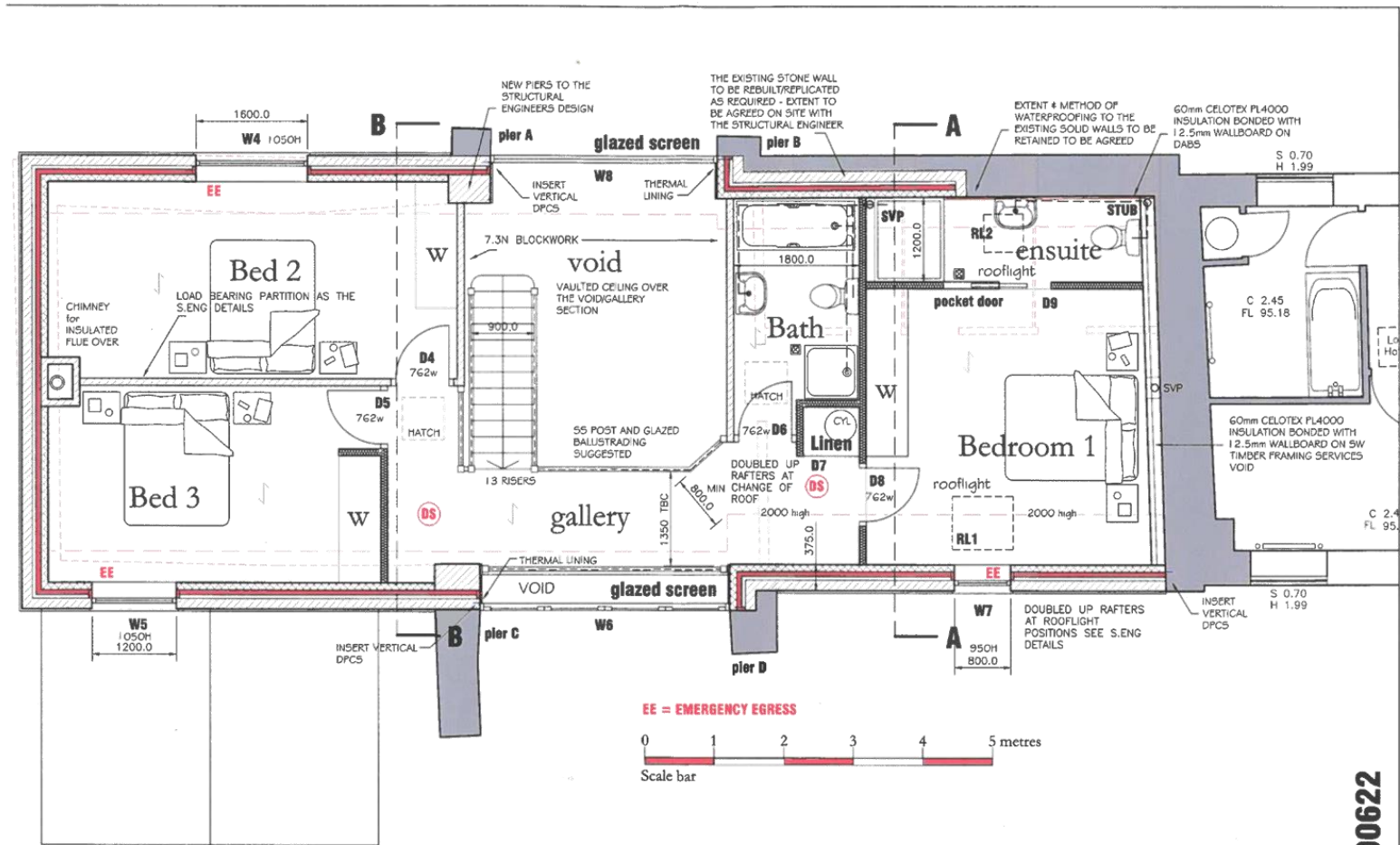
From Dorchester, Via the A35 towards Winterbourne Abbas. At the bottom of the hill, just before Winterbourne Abbas, turn left onto Coombe Road and left again on to B3159. The property is approximately 200 yards on the right.

Services:

Mains gas, electric, water and drainage are all accessible nearby

Flood Risk:

Zone 3.



<p>Adrian Bishop MCIAT Chartered Architectural Technologist 01305 261356 architectural@live.co.uk</p>	<p>Steepleton Farmhouse Winterbourne Steepleton Dorset DT2 9LQ 1-50 First Floor Plan</p>	<p>Scale: 1:50 @ A3 Date: April 2022 Drawing No. 0433/B2A</p>
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Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.