



Development Site at Colmer Stud, Marshwood, Bridport

An extremely rare opportunity to acquire a residential development site in this popular village with full planning permission for four detached houses and village car park. In all about 0.95 acres (0.38 ha). For sale by Private Treaty.

Guide Price

£650,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Development Site at Colmer Stud, Marshwood Bridport, Dorset DT6 5QA

- Exciting Opportunity
- Desirable and affluent village overlooking the Marshwood Vale in an AONB
- Full planning consent for 4 substantial houses with gardens, garages & parking
- Community village shop (to be built by the Parish Council) and car park
- Primary school, church and public house all nearby
 - Total area 0.95 acres (0.38 ha)
 - For sale by Private Treaty

Viewing strictly by appointment through
Symonds & Sampson
Axminster Agricultural office on 01297 33122





The Site

The site occupies a rural yet convenient location in West Dorset's Area of Outstanding Natural Beauty, enjoying fine views over open countryside towards the coast. Marshwood has an active community based around the primary school, church and village inn (that is currently being renovated).

The popular Marshwood Vale and National Trust's Lamberts Castle provide great public amenity space for walking and exploring this beautiful corner of West Dorset. The village is located close to the towns of Axminster (6 miles) and Bridport (7 miles). Whilst surrounded by beautiful countryside, the site is easily accessible to the A35, A30/A303 and M5 motorway.

The Property

Planning permission has been granted by Dorset Council under reference P/FUL/2021/00544 to develop a green

field site being part of Colmer Stud Farm lying on the opposite side of the B3165 to Marshwood Primary School. The permission is for the erection of four open market dwellings set well back from the road, off a private driveway with associated parking, garages and access.

The site includes the provision of a village car park (with spaces for up to 32 cars) and a retail unit that will become a community shop. Ownership of the shop and car park will pass to the local Parish Council, although construction of the car park will be the responsibility of the incoming developer/buyer. Specification to be gravel and honeycomb matting – permeable, not tarmac.

The site area extends to about 0.95 acres (0.38 ha), although further land could be available by separate negotiation if required (the vendors own the adjacent stud farm).

Open Market Housing

Plot 1 – 2/3 bedroom detached with double garage (about 1,335 sq ft excluding garage)

Plot 2 – 3/4 bedroom detached with garage (about 1,569 sq ft excluding garage)

Plot 3 – 3/4 bedroom detached with garage (about 1,569 sq ft excluding garage)

Plot 4 – 3/4 bedroom detached with double garage (about 1,569 sq ft excluding garage)

Tenure

Freehold with vacant possession upon completion.

Services

All main services adjacent to the site (with the exception of main gas).

