



Building Plot



Building Plot

Southgate, Beaminster, Dorset DT8 3LX

The Square 0.5 Miles Bridport 6.5 Miles West Bay 8 Miles

Rare Opportunity- A stunning single building plot in a lovely secluded location close to open countryside yet within easy reach of Beaminster Town Square.

- Unique Opportunity
- In All About 0.6 Acres
- Secluded Setting
- Close to Open Countryside
- Historic Town
- Detailed Planning for One Dwelling
- Proposed Detached House
- All Mains Services Installed
- 5-10 Minutes' Walk From The Square
- Freehold

Guide Price £385,000

THE BUILDING PLOT

An exciting and unique development opportunity located on the edge of this highly desirable historic town. The site is fairly level and surrounded by trees, and to the northern side, edged by the River Brit.

It has access via a shared driveway off the A3066. All the mains services have been installed i.e. mains water, gas, electricity and drainage together with telecom ducting, which is an immense benefit and major cost and time saver.

This is an excellent opportunity to build a unique home.

PROPOSED HOUSE

A very attractive bespoke home of stone under a slate roof.

Proposed accommodation –

Ground floor, entrance lobby, reception hall, cloakroom, living room, study/bedroom 4, open plan kitchen/dining room, utility and boot room. First floor landing bedroom1 with dressing room area and en-suite shower room, two further double bedrooms, bathroom/shower room.



Proposed South West Elevation
Scale 1:100



Proposed South East Elevation



Rev	Description	Drawn By	Date
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

SCHEDULE OF MATERIALS:

WALLS:
Stone

ROOFS:
Slate

DOORS/WINDOWS:
Timber & Aluminium

RAINWATER GOODS:
UPVC

Rev	Description	Drawn By	Date
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

Client: Hamstead Ltd
Drawn By: JAV
Checked By: JAV
Project: Land to north of 12-14 Southgate, Beaminster DT8 3LX
Scale: 1:100 @ A3
Date: June 23
Job No: 5127
Rev No: P21
Revision: June 23

PWCR
ARCHITECTS | TOWN PLANNERS

PLANNING

Reserved matters was approved in August 2023 – Reference P/RES/2023/03649 – To determine access, appearance, landscaping, layout and scale for the erection of one dwelling. See also P/FULL/2023/05567 - retain use of land as garden land.

CONDITIONS OF SALE

The main conditions will be as follows:

- Constructed building to be a single 3-4 bedroom dwelling located to the north of the build line on the site.
- To avoid excessive disruption to neighbouring properties, the purchaser will be expected to make best efforts to complete all construction and hard landscaping within 24 months of the sale completion.
- Land to be sold for a private dwelling house with no holiday lettings allowed.

Please contact Stags for more detailed information on the above and other matters.

SITUATION

The site enjoys a lovely secluded setting just to the south of Beaminster town, very close to open countryside and very conveniently located within easy reach of Beaminster town square. The area is set in one of Outstanding Natural Beauty (AONB) and the town itself is a conservation area. Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around the square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size. There is a thriving local community well serviced by the churches, primary and secondary schools, public houses, medical centre, dentist surgery, community leisure centre and popular cafes and restaurants. There is a wealth of local events and activities catering for all tastes.

The thriving market town of Bridport is within easy reach and offers a larger range of shops and services and well known for its twice weekly street market. The beautiful Jurassic Coastline is also nearby at West Bay with its harbour, bathing beaches and breath-taking coastal walks. The towns of Crewkerne and Dorchester are within easy reach with rail services to London.

SERVICES

All mains services installed.

VIEWINGS

Strictly by appointment with Stags, Bridport.

DIRECTIONS

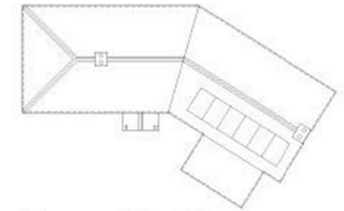
From Bridport, take the A3066 to Beaminster. On entering the outskirts and passing the 'Welcome to Beaminster' sign, continue for 0.5 miles then take a narrow left hand turning between two cottages (No. 16a and 10). Follow the tarmac driveway round to the right which leads to the plot. See the site plan for identification purposes.



Proposed FF Plan
Scale 1:100



Proposed GF Plan
Scale 1:100



Proposed Roof Plan
Scale 1:200

Rev	Description	Drawn By	Date
Client:	Hemfield Ltd	Drawn By:	JW
Dwg Title:	Proposed Floor Plans	Checked By:	GC
Project:	Land to north of 12-14 Southgate, Beaminster DT8 3LX	Scale:	1:100/200 @ A3
Job No.:	S127	Dwg No.:	P20
Revision:		Date:	June 23



Proposed North East Elevation
Scale 1:100

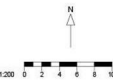


Proposed North West Elevation
Scale 1:100

Material	Quantity	Notes
BRICKS		
STONE		
ROOFING		
GLASS		
WOODWORK		
PAINTS		
PLASTER		
LANDSCAPING		
WATER		
WASTE		

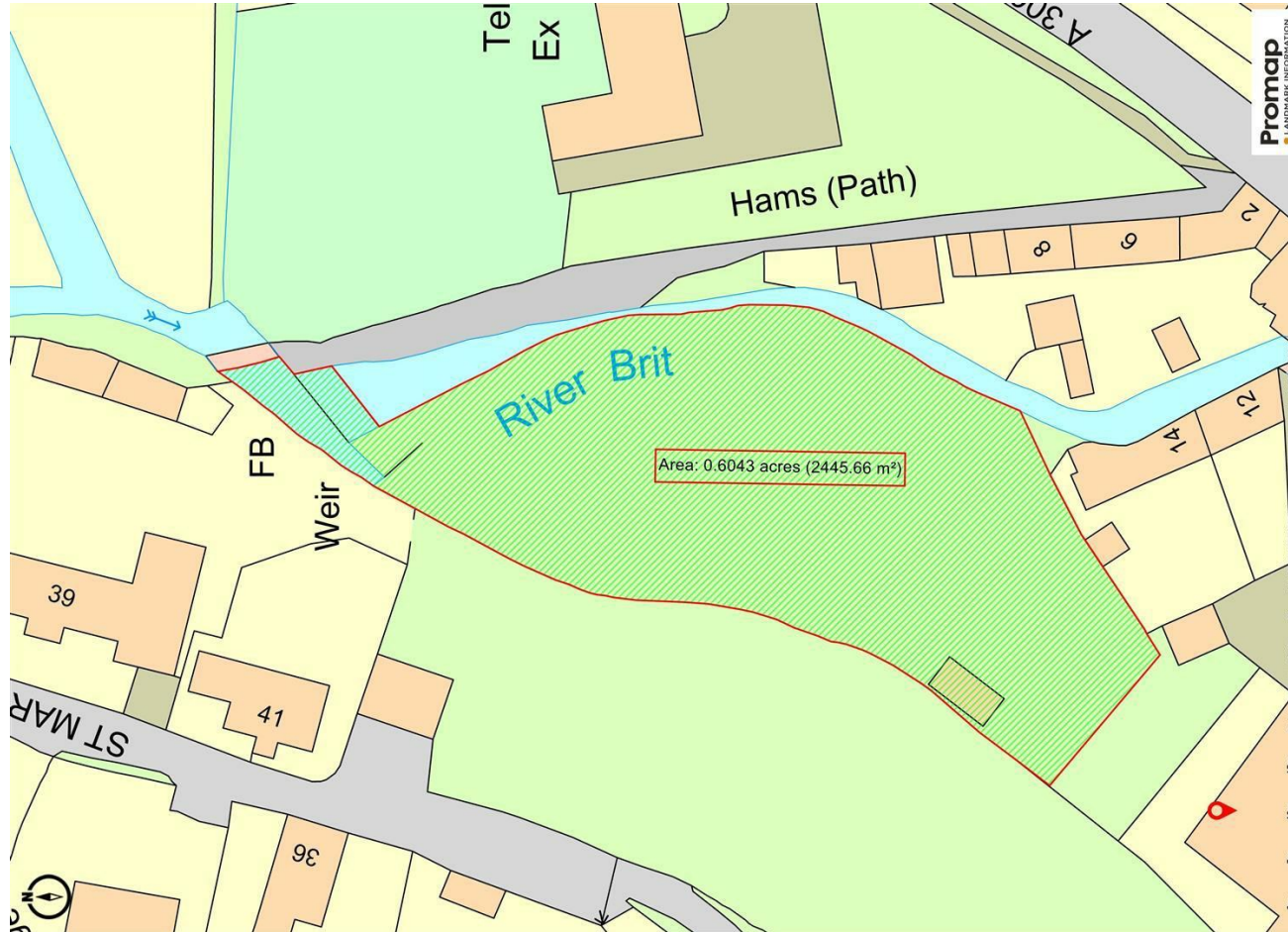


Site Plan & Hard Landscaping Plan
Scale 1:200



Rev	Description	Drawn By	Date
Client:	Hemfield Ltd	Drawn By:	JW
Dwg Title:	Proposed Floor Plans	Checked By:	GC
Project:	Land to north of 12-14 Southgate, Beaminster DT8 3LX	Scale:	1:100/200 @ A3
Job No.:	S127	Dwg No.:	P20
Revision:		Date:	June 23

These particulars are a guide only and should not be relied upon for any purpose.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London