



Building Plot



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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



SCHEDULE OF MATERIALS:			
WALLS:			
Stone			
ROOFS:			
Slate			
DOORS/WINDOWS:			
Timber & Aluminium			
RAINWATER GOODS:			
UPVC			
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

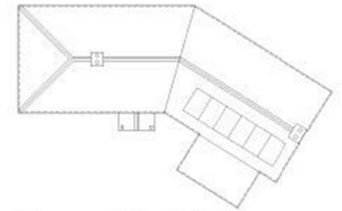
From Bridport, take the A3066 to Beaminster. On entering the outskirts and passing the 'Welcome to Beaminster' sign, continue for 0.5 miles then take a narrow left hand turning between two cottages (No. 16a and 10). Follow the tarmac driveway round to the right which leads to the plot. See the site plan 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:	5127	Dwg No:	P20
Revision:		Date:	June 25

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Proposed North East Elevation
Scale 1:100

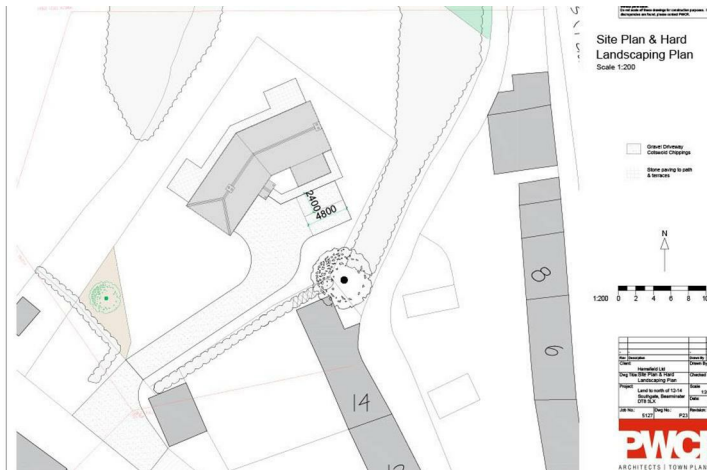


Proposed North West Elevation
Scale 1:100

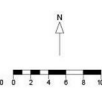
SCHEDULE OF MATERIALS

WALLS:	Stone
ROOF:	Tile
GLAZING:	Double Glazed
PAINT:	White
LANDSCAPING:	Grass, Path, Driveway
FIXTURES:	Windows, Doors, Stairs

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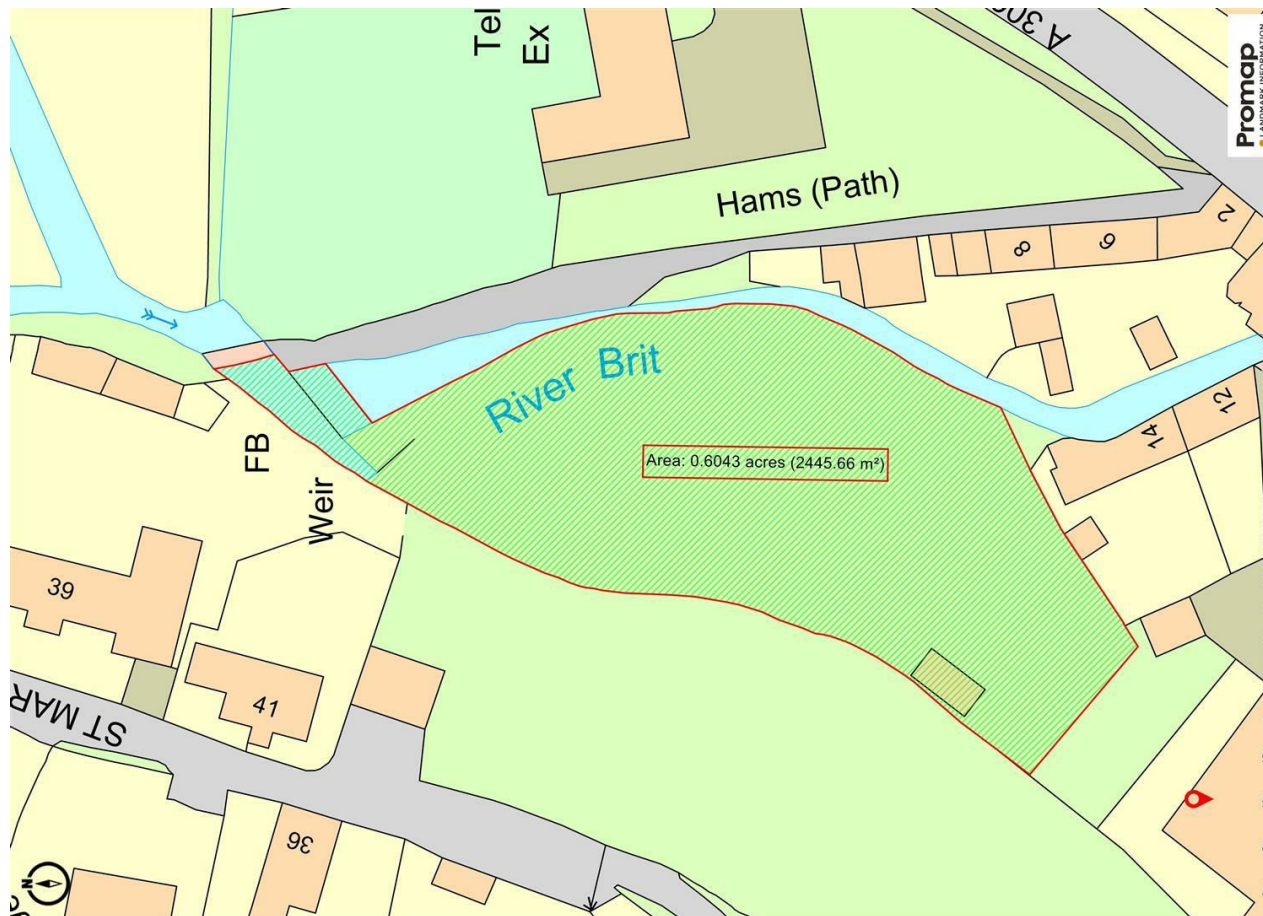


Site Plan & Hard Landscaping Plan
Scale 1:200



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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