



Chancery House





# Chancery House

Chancery Lane, Bridport, DT6 3JT

Town Centre Location

A redevelopment/rental investment opportunity – A substantial building with planning permission for conversion to create 8 flats in a prime town centre location

- Rare redevelopment/rental investment
- Subject to Section 106 Agreement
- To let as social rented dwellings
- 1-2 bedrooms, patio/terraces
- Town centre location
- Planning permission for 8 flats
- Affordable housing scheme
- Rent subject to Local Housing Allowance
- Conversion work started
- Freehold. Council Tax Bands TBC

Guide Price £295,000

## THE PROPERTY

Chancery House is a substantial, attached, three storey building, built in 1997 and formerly used as a day centre for the elderly. It is traditionally built with brick faced elevations.

## PLANNING PERMISSION

Granted in January 2022 for conversion to create eight flats. Application No. P/FULL/2021/00316.

## SECTION 106 AGREEMENT

The scheme is subject to a Section 106 Agreement – Affordable Housing Scheme – Providing Affordable Housing Units as Social Rented Dwellings. The units can only be let as Social Rented Dwellings and subject to a ceiling rent under the Local Housing Allowance.

The Section 106 Agreement is available on request.





## THE PROPOSED SCHEME

Eight flats in total comprising:

Ground floor – Flat 1 – 2 bedrooms with patio. Flat 2 – 1 bedroom with patio. Flat 3 – 2 bedrooms with patio.

First floor - Flat 4 – 2 bedrooms with terrace. Flat 5 – 1 bedroom with terrace. Flat 6 – 2 bedrooms with terrace.

Second Floor - Flat 7 – 1 bedroom. Flat 8 – 1 bedroom.

No off-road parking facilities.

## SITUATION

Located in the heart of the town centre in a narrow through back alley between East Street and Chancery Lane.

Bridport is a charming, historic and highly sought after market town famed for its wide Georgian streets. There are excellent business, shopping and leisure facilities.

## SERVICES

All mains services are available although purchasers must make their own enquiries.

## LOCAL AUTHORITY

Dorset Council [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## VIEWINGS

Strictly by appointment with Stags Bridport Office.

## DIRECTIONS

From Stags Bridport office in South Street, proceed to the Town Hall and turn right into East Street. The entrance to Chancery Lane is after a few hundred yards on the right just behind The Bull Hotel.

## FURTHER INFORMATION

Please contact Martin Bowen-Ashwin  
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