



Development site



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Colmer Stud, Marshwood, Dorset DT6 5QA

Bridport 9 miles. Lyme Regis 8 miles. Axminster 6 miles.

A residential development site with planning permission for 4 detached houses, in a popular village.

- Rare development opportunity
- Detailed planning permission
- 4 proposed detached houses
- Lovely views
- Area of Outstanding Natural Beauty
- Freehold
- Sought after village
- Beautiful Marshwood Vale

Open Guide £500,000 - £600,000

THE DEVELOPMENT SITE

An exciting and unique development opportunity in the sought after village of Marshwood.

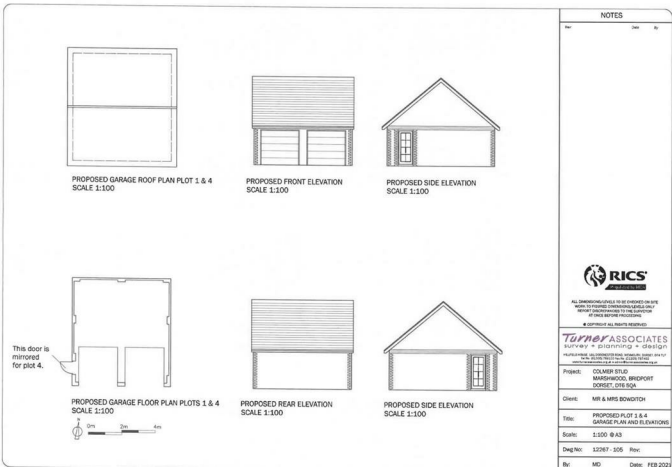
PLANNING PERMISSION

Planning permission was passed in November 2023 (Ref: P/FUL/2021/00544) for the building of four detached houses. It will be subject to a Section 106 Agreement.

PROPOSED HOUSES

Plot 1 Detached house - 2 bedrooms, study/office (potential bedroom 3), 2 bathrooms, double garage – Net floor area around 1,335sqft excluding garage.

Plot 2 Detached house - 3 bedrooms, study/office (potential bedroom 4), 2 bathrooms, garage – Net floor area around 1,569sqft excluding garage.



Plot 3 Detached house - 3 bedrooms, study/office (potential bedroom 4), 2 bathrooms, garage – Net floor area around 1,569sqft excluding garage.

Plot 4 Detached house - 3 bedrooms, study/office (potential bedroom 4), 2 bathrooms, double garage – Net floor area around 1,569sqft excluding garage.

Occupation of the dwellings as a main residence only.

SITUATION

The development site lies on the western outskirts of the village of Marshwood, which nestles in the idyllic Marshwood Vale. It enjoys far-reaching countryside views in an Area of Outstanding Natural Beauty. The village has a wealth of local amenities including a church, primary school and a thriving local community. The village is surrounded by the beautiful rolling countryside with Dorset’s highest hill nearby and the surrounding countryside offers an abundance of walks and bridleways. The village is ideally places with easy access to the towns of Beaminster, Bridport, Axminster and Lyme Regis.

SERVICES

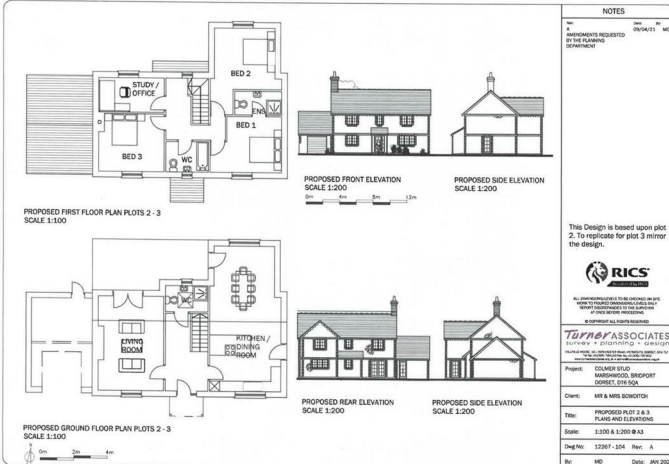
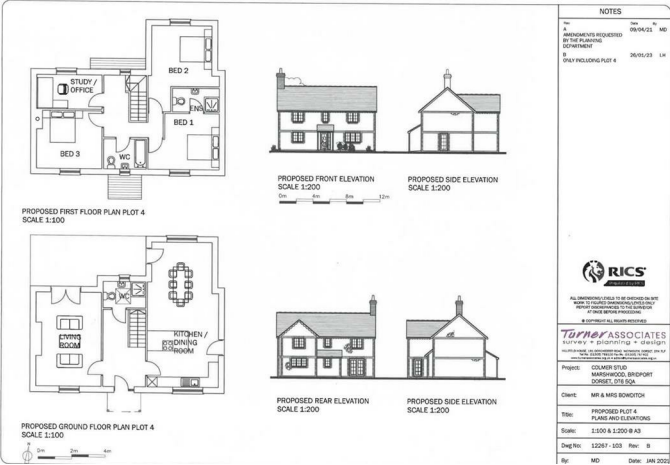
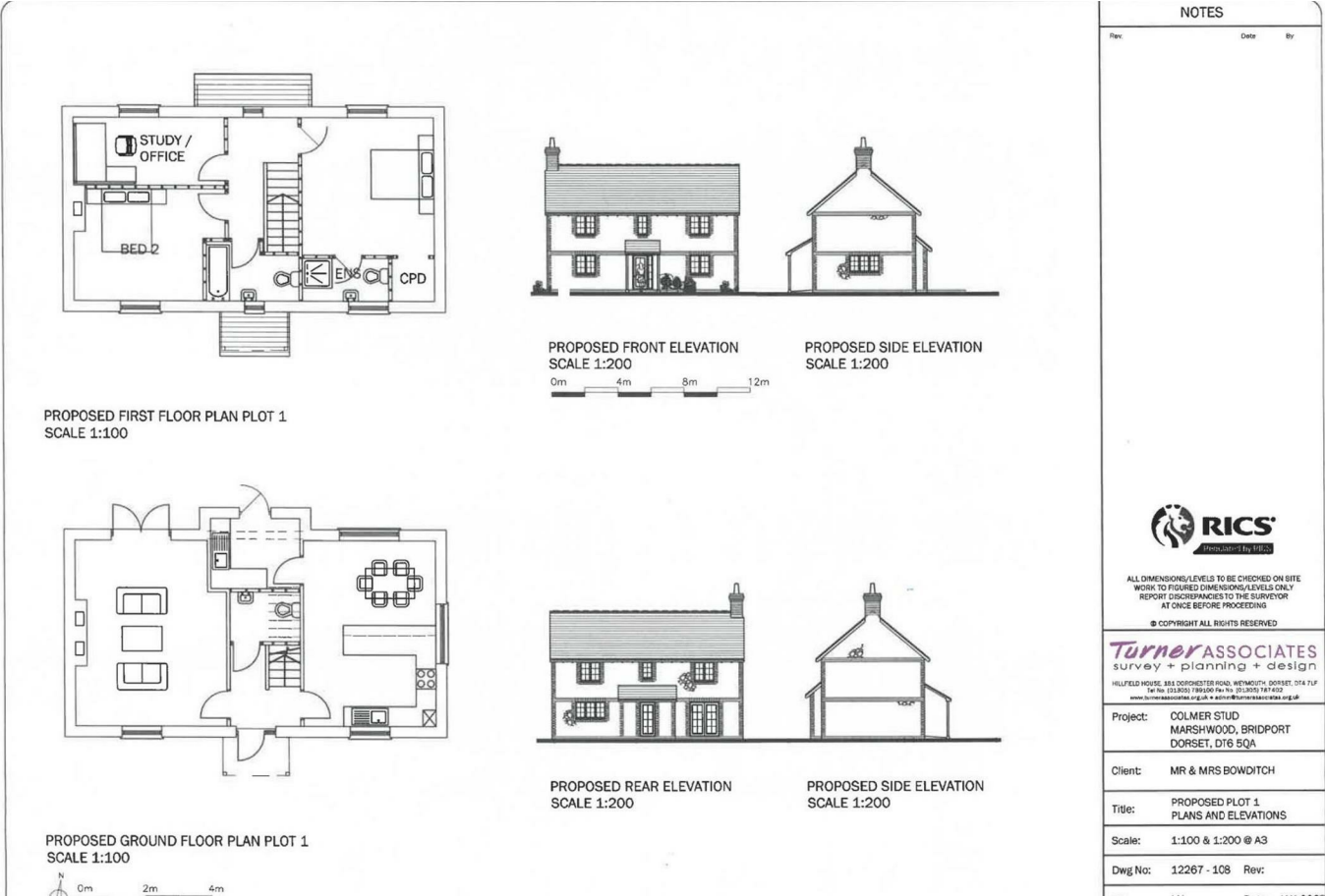
Mains electricity and water. Private sewage treatment systems will need to be installed.

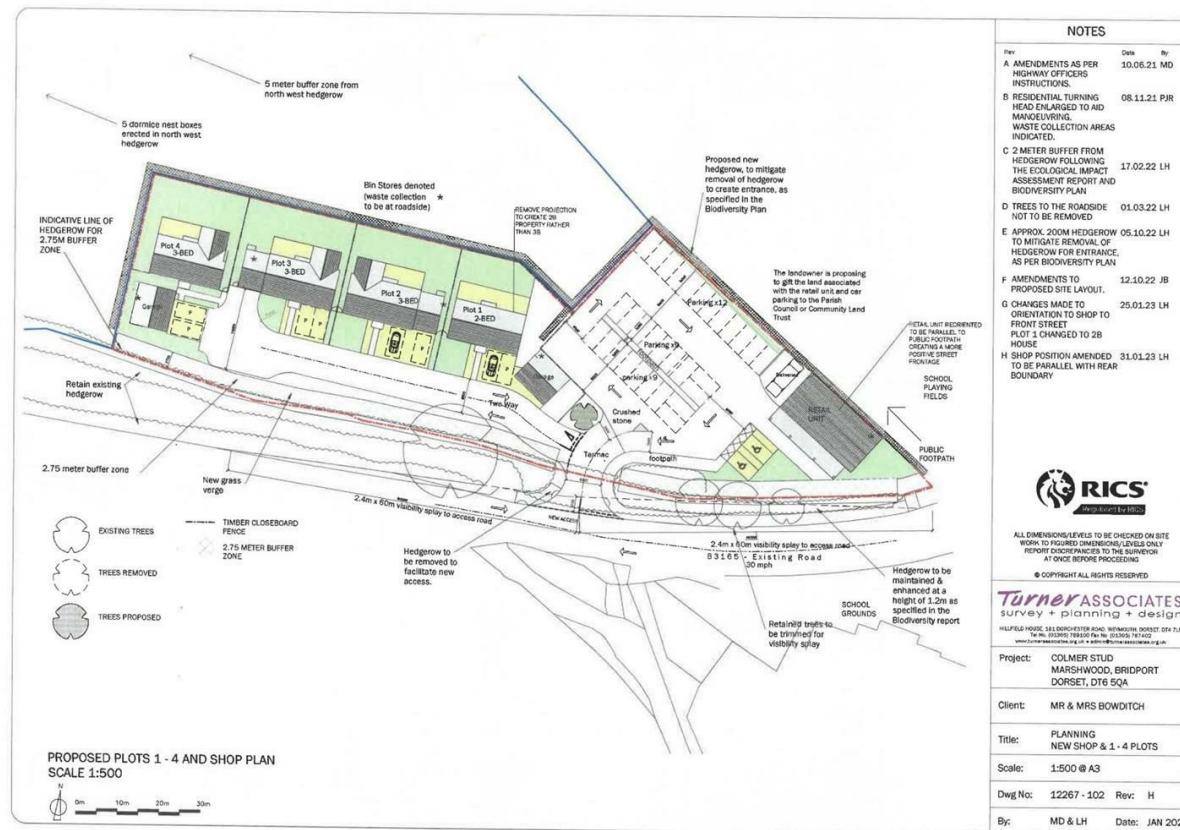
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport go west along the A35 towards Axminster. At Raymonds Hill/Hunters Lodge turn right onto the B3165 to Marshwood. The development site will be seen on the left, virtually opposite the village school.





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.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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