



Primmer Olds **BAS**

FOR SALE

Part Completed Residential Development Opportunity

'CHESIL EDGE', CLOVENS ROAD, PORTLAND, DORSET DT5 1GA

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KEY FEATURES

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- For Sale upon the instructions of Alexander Kinninmonth & Steven Williams of FRP Advisory Trading Limited, Joint Administrators of Underhill Construction Ltd (in administration)
- Development Opportunity
- Coastal Location



Primmer Olds B-A-S
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CHESIL EDGE

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LOCATION

Chesil Edge is a development of 20 contemporary new and converted houses. The development is situated just 100 m from the water's edge and enjoys an elevated and unique position along the historic Jurassic coast, benefiting from direct access to the coastal path and Chesil Cove below.

It is ideally located overlooking Chiswell, a small fishing village at the southern end of Chesil Beach in Underhill on the Isle of Portland.

DESCRIPTION

Of the originally consented 20-unit scheme, 17 homes have been completed and sold leaving plots 18, 19 and 20, to be finished together with outstanding matters in relation to the communal parts and roadways.

We understand that, in addition to the unfinished plots as described above, which come with dedicated parking provision, the site will be conveyed with 4 additional car parking spaces.

Chesil Edge is accessed from Clovens Road and is a private cul-de-sac road.

TENURE

Freehold. The property is held under Title Number DT363641 and copies of the title and title plan are available.

PRICE

Offers are invited in the region of £650,000.

PLANNING

Planning Permission granted 08 August 2019
Application No: WP/19/00278/VOC

Partial demolition of the existing school buildings (class D1), conversion of the remaining school building into dwellings (class C3) and the construction of new dwellings, associated access, parking and landscaping; to form a total of 20 no. new dwellings - Variation of Condition 2 of planning approval reference WP/17/00323/FUL to allow amendments to plots 4-8. Amendments to include obscure glazing to Plot 16, first floor, side elevation window.

MANAGEMENT OF THE DEVELOPMENT

We understand that a management company was incorporated to manage the common parts of the estate and to levy related service charges on the various owners of the 20 dwellings. We are awaiting further details.

VAT

It is understood that purchase price will attract VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATES

EPC's for plots 18, 19 & 20 will need to be commissioned by the purchasers upon completion of construction.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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CHESIL EDGE

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ACCOMMODATION

PLOTS 18 & 19.

Two semi-detached dwellings under a pitched slate roof.

Each extends to approximately 950 sq ft net internal area and comprises:

Ground Floor: Entrance hall with understairs cupboard, wc, living room and kitchen/dining room.

First Floor: Landing, bathroom. Master bedroom with ensuite shower room & two further bedrooms.

Both plots 18 & 19 require extensive finishing works to complete the properties to an inhabitable standard although, in the case of Plot 19 the majority of kitchen units, appliances and sanitary ware would appear to be on site in readiness for installation.



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CHESIL EDGE

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ACCOMMODATION

PLOT 20:

A detached dwelling under a pitched slate roof.

The property extends to approximately 935 sq ft net internal area and comprises:

Ground Floor: Entrance hall with understairs cupboard, wc, living room and kitchen/dining room.

First Floor: Landing, bathroom. Master bedroom with ensuite shower room & two further bedrooms.

The interior of Plot 20 has been largely finished to the specification required of a particular prospective purchaser with heating system (including underfloor heating in part) floor coverings, fitted kitchen and much of the sanitary ware in situ. Please note that appliances may not be included in the sale.



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CHESIL EDGE

Plans 1:100 @ A1

 1:100

PLOTS 18, 19 & 20 plans & elevations

Notes:
 1. The drawing is the copyright of the architect's office.
 2. No part of this drawing may be reproduced for local authority purposes without the written consent of the architect.
 3. All dimensions shall be in metric units unless otherwise stated by the architect and to conventional metric units.
 Rev. Author Date Check Date



FRONT
 elevation looking north



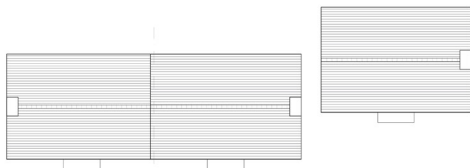
REAR
 elevation looking south



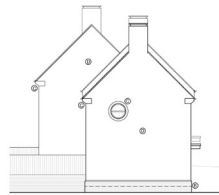
GROUND
 floor plan



FIRST
 floor plan



ROOF
 plan



SIDE
 elevation looking east



SIDE
 elevation looking west

SCHEDULE OF EXTERNAL MATERIALS

Room	Material
Roof	A Natural slate tiles
Walls	B White/Grey 'Stratford' London Brick wall finish
	C Reddish-brown Portland stone details to include: window and door surrounds coped window sills por to half of brick post
Windows / Doors	D White through window order Refurb or finish uPVC casement windows in RAL 7032 silver grey Black uPVC front door Black uPVC front porch profile (subject to change)
Roofline gables	

Room Schedule Plots 18 - 20

Roof	54.00 sq.m
Kitchen / Dining	13.35 sq.m
Living	17.00 sq.m
WC	2.00 sq.m
Bedroom 1 & En-Suite	17.00 sq.m
Bedroom 2	8.77 sq.m
Bedroom 3	8.20 sq.m
Bathroom	3.00 sq.m
Ground Floor Area	65.48 sq.m
First Floor Area	60.58 sq.m
Total build area	126.06 sq.m

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NOTE

The title is understood to comprise plots 18, 19 and 20 plus associated allocated parking, the areas shaded blue and the 4 x parking spaces shaded red.

IMPORTANT NOTE

THE PROPERTY COMPRISES AN UNFINISHED BUILDING SITE. ALL VISITORS MUST WEAR APPROPRIATE PROTECTIVE CLOTHING AND FOOTWEAR AND SHOULD TAKE EXTRA CARE WHEN VISTING THE SITE

DATA ROOM

[Click here to access the data room.](#)

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