



**Quarr Farm Lane, Valley Road**

**Swanage, BH19 3DX**



**Offers In Excess Of  
£400,000 Freehold**



## Quarr Farm Lane, Valley

Swanage, BH19 3DX

- Opportunity to Refurbish (Cash buyers only)
- Four Bedroom Bungalow
- Plot Approximately 0.25 Acre
- Semi-Rural Location
- Southerly Views to Countryside
- Two Bathrooms Open-Plan Kitchen/Dining/Living Room
- Conservatory
- Shelter for up to Two Vehicles
- Freehold
- No Forward Chain





**\*CASH BUYERS ONLY\***

OPPORTUNITY TO OBTAIN FREEHOLD PROPERTY in a SEMI-RURAL LOCATION REQUIRING COMPLETE REFURBISHMENT. The property is a potential building plot (Subject to the relevant planning permission).

Situated in the hamlet of Harmans Cross, midway between the seaside town of Swanage and the historic village Corfe Castle this



DETACHED BUNGALOW sits on a plot of APPROXIMATELY 0.25 ACRES and commands picturesque southerly views to countryside towards the Jurassic Coast.

Accessed from the A351 the property is at the top of the track which descends to Quarr Farm.

The property is currently arranged with FOUR BEDROOMS, open-plan LIVING/DINING/KITCHEN area, TWO BATHROOMS and CONSERVATORY. Towards the bottom of the gently sloping garden there is a shelter for up to two vehicles.

Subject to the relevant Permissions there is scope to REDEVELOP AND/OR EXTEND the property.

Swanage is approximately two miles to the East of Harmans Cross and has all amenities, including good primary schools, doctors' surgery, supermarkets and many attractions such as a safe, sandy beach, Victorian Pier and Private Steam Railway which runs along the Valley through Harmans Cross to Corfe Castle and Norden. Locally Harmans Cross has two convenience stores and a thriving local Community Village Hall which holds many events throughout the year.

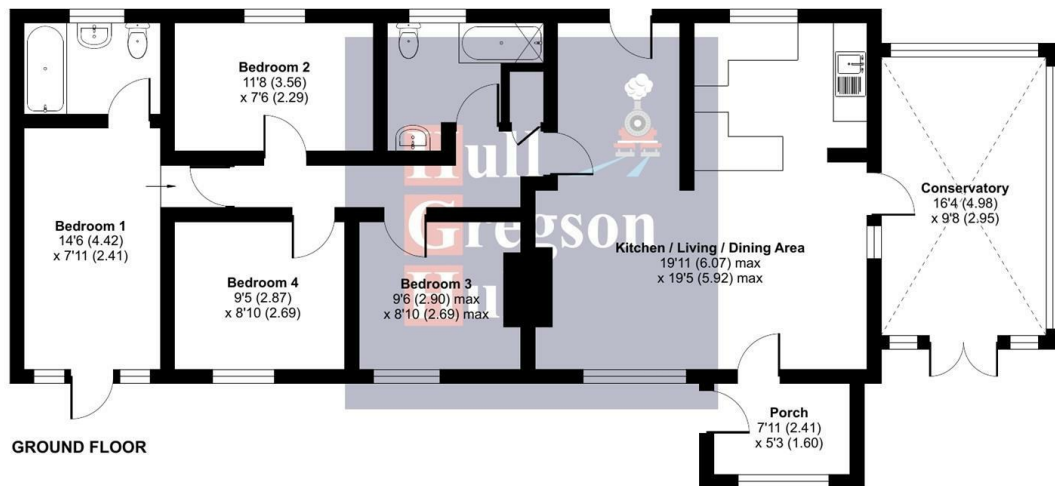




## Popinjay, Valley Road, Swanage, BH19

Approximate Area = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hull Gregson & Hull Ltd. REF: 1205702



## ACCOMMODATION

**Kitchen/Living/Dining Room 19'10" x 19'5" (6.07m x 5.92m)**

**Bedroom One 14'6" x 7'10" (4.42m x 2.41m)**

**Bedroom Two 11'8" x 7'6" (3.56m x 2.29m)**

**Bedroom Three 9'6" max x 8'9" (2.9m max x 2.69m)**

**Bedroom Four 9'4" x 8'9" (2.87m x 2.69m)**

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Tenure: Freehold

Council Tax: Band E

Property construction: Non-Standard Construction (CASH BUYERS ONLY)

Mains Electricity

Mains Water. Sewage via a private septic tank

Heating Type: Electric Storage Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

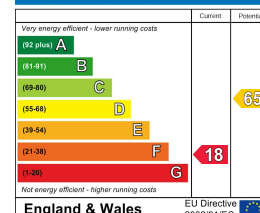
[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

## Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

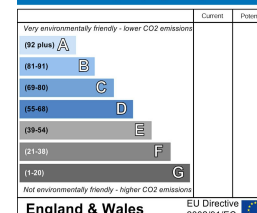
representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Rating



England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales