



18

Hanover Court, Hogshill Street, Beaminster,

18

Hanover Court
Hogshill Street
Beaminster
DT8 3LR

Two bedroom first floor apartment in sheltered accommodation, delightfully position in an elevated setting with a southerly aspect over the front garden.



- First floor apartment
 - Over 60's
- In need of renovation
- Lease Length 59 years
 - Close town centre
 - No onward chain
- Ground rent : Peppercorn
- Service Charge - £354.13 pcm (2026/27)

Guide Price **£75,000**

Leasehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



THE PROPERTY

A two bedroom first floor apartment lying in this popular development a few moments' walk from Beaminster square, has the considerable benefit of its own covered parking space. Comprising of a spacious reception room, bathroom and kitchen. The property is sold with no onward chain.

ACCOMMODATION

This property which has night storage heating and Upvc double glazing, enjoys one of the best locations in Hanover Court and has a lovely open aspect over the communal gardens to the front.

The entrance door to the flat opens to a reception hall with two useful cupboards. The sitting room has a large window overlooking the communal front garden. The kitchen has matching base and wall units a stainless steel sink with mixer tap. There is space for washing machine, cooker and fridge/freezer

There are 2 bedrooms to the rear, bedroom 1 is a double bedroom with views to the rear and bedroom 2 is a smaller double room with a fitted cupboard. The bathroom is fitted with a white suite with shower over the bath.

OUTSIDE

The communal gardens are attractive and landscaped and include many trees and shrubs with a seating area for residents. Drying areas and discrete dustbin area. Shared car parking for residents and visitors.

There is also an allocated covered parking space.

SITUATION - BEAMINSTER

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. With many cultural events an activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

SERVICES

Mains electricity, water and drainage.

Broadband
Standard and Superfast are available.

Mobile Phone
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band B

MATERIAL INFORMATION

At the time of launching the property to the market there is a planning application as follows:- P/TRC/2026/04588. Location: Hanover Court Hogshill Street Beaminster DT8 3LR. Proposal:

Holm Oak - Reduce by 2m overall Plum - Reduce by 1.5m overall.

A 99 year lease was formed on 17.10.1986 - 59 years remaining.

Service Charge

There is a service charge for this property for 2026/27 is £4249.56 pa paid monthly. This figure includes the ground rent.

Please Note:

Anchor Property Management, may contact the prospective purchasers solicitors prior to them signing a contract to purchase, as they wish to be assured that each individual purchaser can live independently in the flats as this scheme does not offer nursing facilities or home help.

Minimum Age Requirement: occupiers of these flats must be 60 years of age or above.

Photographs taken September 2026 © Symonds & Sampson.

DIRECTIONS

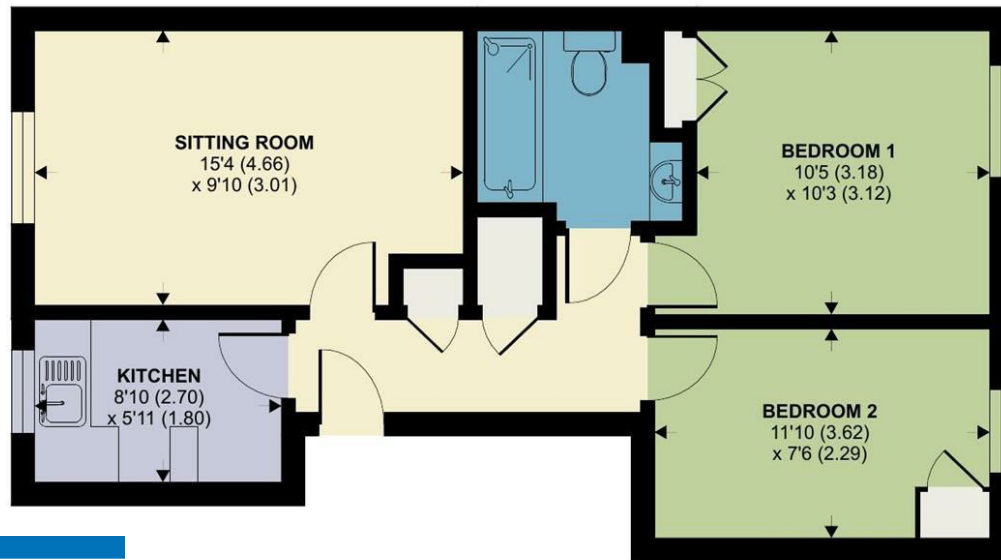
What3words///cork.sugars.coasters



Hanover Court, Hogshill Street, Beaminster

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
EU Directive 2002/91/EC		
England & Wales		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1524494



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01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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