

Station Road
Stalbridge

Asking Price
£375,000

A rare and exciting opportunity to acquire a well located development site within the town of Stalbridge, which has received a positive pre-application response for the construction of two dwellings, each arranged as three to four bedroom homes. The proposed scheme allows for generous gardens, off-road parking and garaging, creating an attractive and practical residential layout.

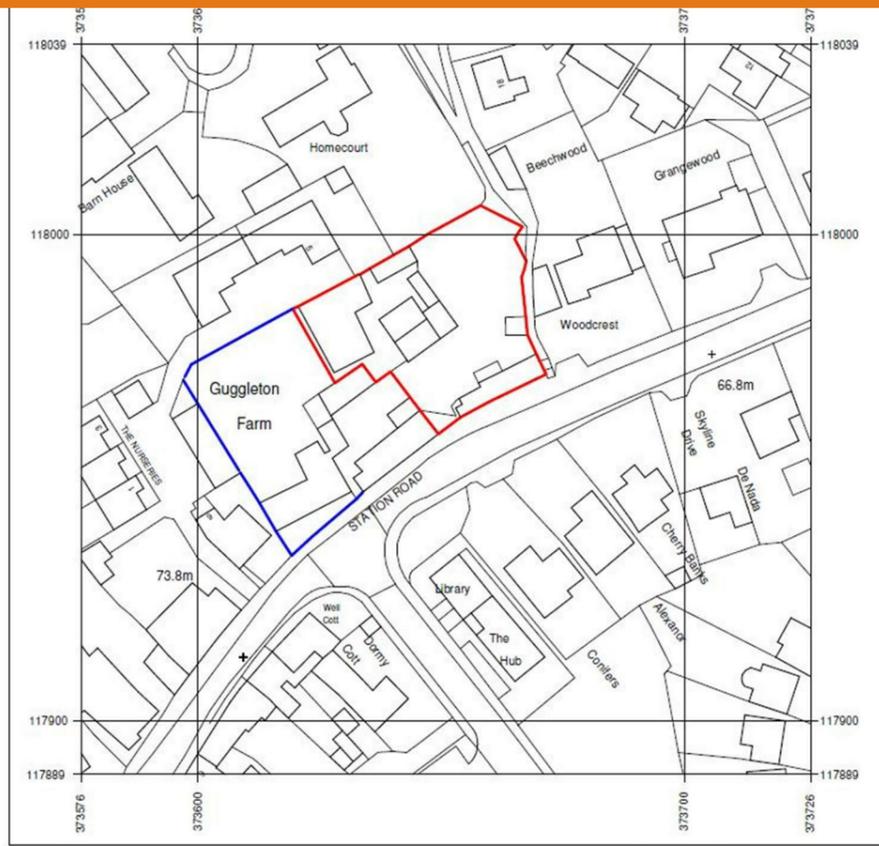
The site offers flexibility for a purchaser to refine or amend the current proposals to suit individual requirements, subject to the necessary planning consents, making this an appealing prospect for developers, builders or private buyers seeking to create bespoke homes within an established town setting.

Stalbridge is a popular and well served Dorset town, offering a good range of everyday amenities including local shops, a supermarket, primary school, public houses and community facilities. The town enjoys a strong sense of local identity and is surrounded by attractive countryside, while nearby towns such as Sherborne and Shaftesbury provide a wider range of services. Stalbridge is also well placed for road links to the wider region, making it a convenient and desirable location for residential development.

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Sturminster Newton
Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Location and Directions
 What3words- [///perch.delivers.clean](https://www.what3words.com/#!/perch.delivers.clean)
 Postcode- DT10 2RQ



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.