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Hanover Court, Beaminster, Dorset

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Hanover Court Beaminster Dorset DT8 3LR

Two-bedroom first floor apartment within a purpose-built development close to the centre of Beaminster.



- Over 60's
- First floor apartment
 - Two bedrooms
- Town centre location
- Spacious sitting room
 - No onward chain
- Ground Rent - Peppercorn
- Service Charge - £354.13 pcm (2026/27)
 - Lease Length : 60 Years
 - Lease extension upon purchase

Guide Price **£75,000**

Leasehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A two-bedroom first floor apartment situated within a purpose-built development close to the heart of Beaminster, offering well-proportioned accommodation, communal parking and scope for modernisation.

THE PROPERTY

Hanover Court is a purpose-built apartment development conveniently situated within walking distance of Beaminster's excellent range of amenities. This first floor apartment extends to approximately 528 sq ft (49 sq m) and presents an excellent opportunity for purchasers seeking a low-maintenance home, investment property or lock-up-and-leave residence.

The accommodation is well laid out and includes a generous sitting room, fitted kitchen, two bedrooms and a shower room. The principal bedroom is particularly spacious, whilst the second bedroom provides flexibility for guests, home working or hobbies.

Although now requiring some cosmetic updating, the apartment has been well cared for and offers purchasers the opportunity to personalise the accommodation to their own taste. The property benefits from electric heating, double glazing and useful built-in storage.

The apartment is offered with no onward chain.

OUTSIDE

Hanover Court benefits from communal grounds and residents' parking. The development occupies a convenient position close to the town centre, making everyday amenities easily accessible on foot.

SITUATION

Beaminster is a country town nestling in the hills surrounded by 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, and there are two schools, (primary and secondary). The surrounding countryside and the superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

DIRECTIONS

What3words ///propose.backpack.newlywed

SERVICES

Mains electricity, water and drainage are connected.

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 - 01305 251010
Council 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 22.7.1987 - 60 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.



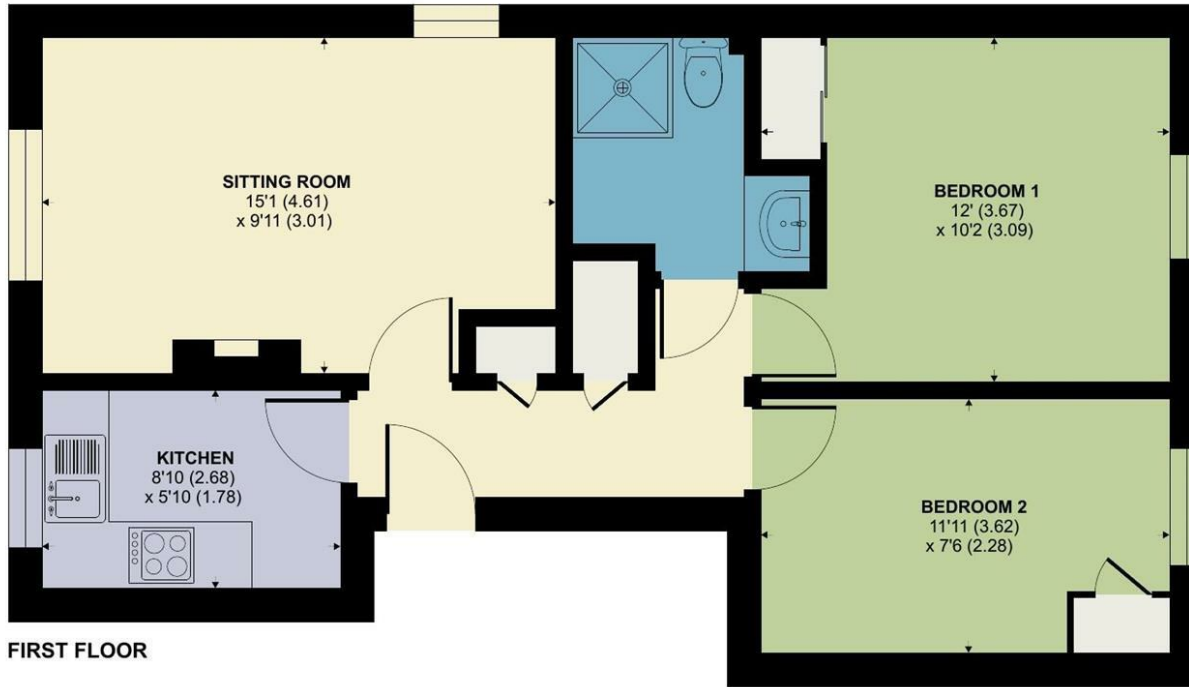


Hanover Court, Hogshill Street, Beaminster

Approximate Area = 528 sq ft / 49 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(80-80) C		
(75-75) D		
(69-69) E		
(61-61) F		
(55-55) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1512436



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01308 863100

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



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