

Pine Ridge Plot, Monmouth Park, Lyme Regis, Dorset DT7 3HP

A building plot that has planning permission for two substantial five bedroom detached houses situated in an elevated position in Lyme Regis.

 10
  6
  4

- Expired planning permission for one or two five bedroom detached house
- Possibility for one substantial home subject to relevant planning permissions

- Garage and parking

Guide Price **£400,000**
Freehold

THE PLOT

This plot presents an unusual opportunity to purchase a plot that has planning permission for one or two substantial five bedroom detached houses situated in an elevated position in Lyme Regis. The plot lies on the edge of the Monmouth Park development.

The proposed properties briefly comprises each of a kitchen/dining room, utility, living room, office and cloakroom to the ground floor, and five double bedrooms, two with ensuite shower rooms, and a family bathroom to the first floor along with parking and an attached garage.

Planning application number: P/FUL/2021/00704.

SITUATION

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with

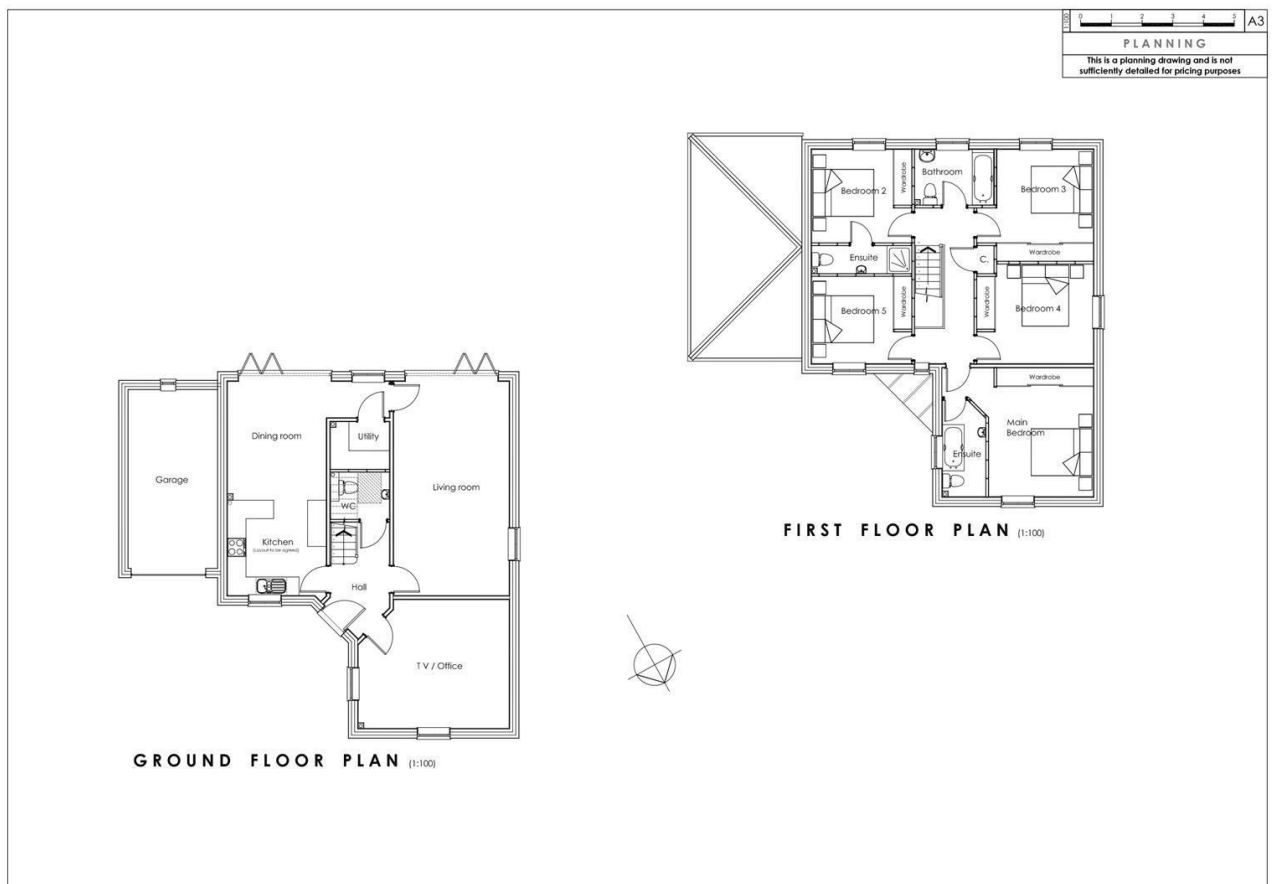
various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

SERVICES

It is understood that there will be ready connections on site for electricity, mains drainage, water, gas and telephone/broadband.

DIRECTIONS

What3Words///welfare.daredevil.brink



Bridport/DME/22042026



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.