FOR SALE

A SUPERB DEVELOPMENT OPPORTUNITY
WITH PLANNING CONSENT FOR TWO APARTMENTS

OFFERS INVITED IN EXCESS OF £150,000 (SUBJECT TO CONTRACT)



RESIDENTIAL LAND

goadsby

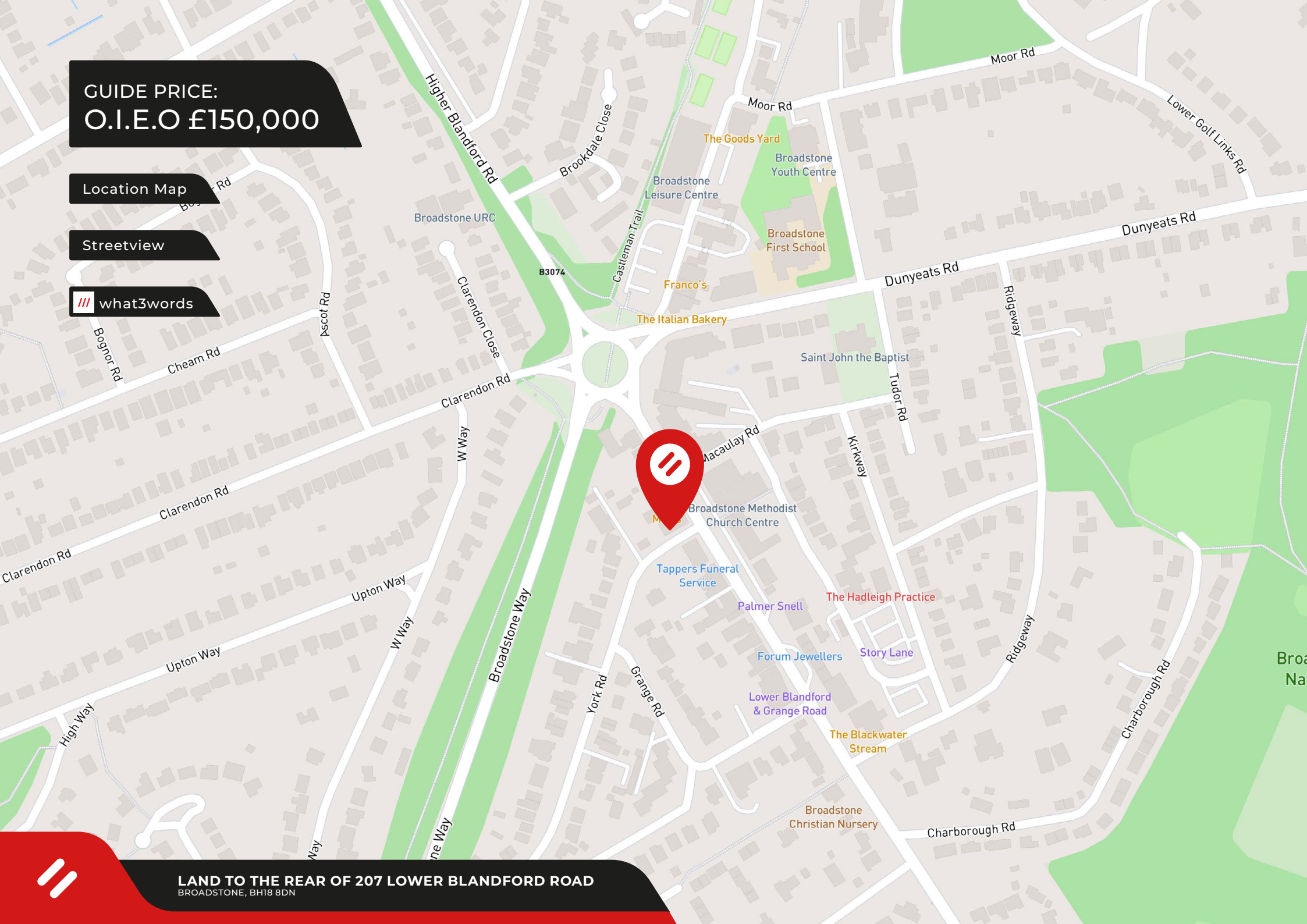
LAND TO THE REAR OF 207 LOWER BLANDFORD ROAD
BROADSTONE, BH18 8DN

GUIDE PRICE:
O.I.E.O £150,000

Location Map

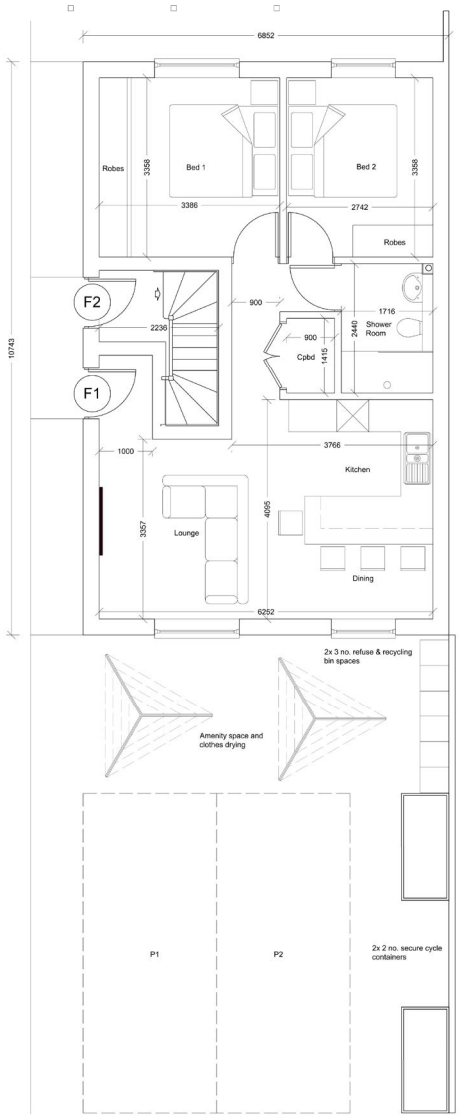
Streetview

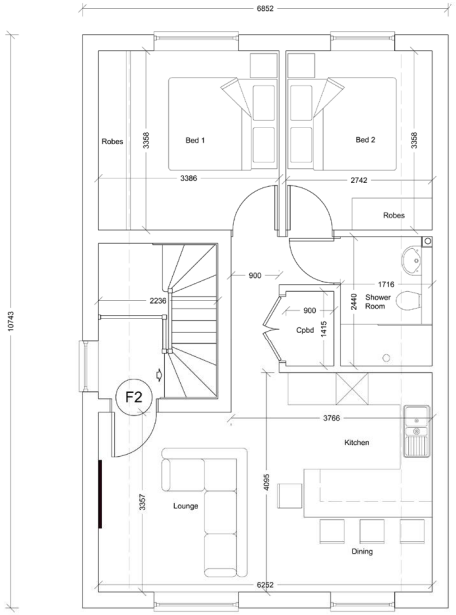
what3words



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NOT TO SCALE
ILLUSTRATION ONLY

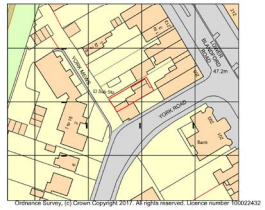




PROPOSED FF PLAN (1:50)



BLOCK PLAN 1:500



N

SITE PLAN 1:1250

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Planning

Local Planning Authority BCP Council.

Planning has been granted for change use of the land from A1 to C3 and construction of a pair of 2-bed flats.

https://planning.bcpcouncil.gov.uk/Planning/Display/APP/17/01433/F

Lawful Development Certificate for Existing Use or Operation to confirm that Planning Permission APP/17/01433/F commenced within the 3-year timescale of implementation before the expiry of the permission. As such the permission was commenced and remains live.

https://planning.bcpcouncil.gov.uk/Planning/Display/P/26/00767/CLE

Local Authority

Offers in excess of £150,000 (subject to contract).

Method of Sale

Offers are invited for this freehold site by way of private treaty.

Location

The site is situated in the sought-after area of Broadstone, to the rear of the established Broadstone village centre, which offers various amenities to include shops, independent restaurants and pubs. The Castleman Trailway, and the renowned championship golf course are nearby.

The area is also highly regarded for its schooling options.

Site Area

0.03 acres (0.01 hectares).

Title Information

Title number - DT74307.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.

goadsby
goadsby.com
01202 550000

Lynsey Caunter
lynsey.caunter@goadsby.com
01202 550114 // 07350 455037

Important

VAT:
Under the Finance Act 1989 VAT may be added to the sale price or rent quoted, we recommend that prospective buyers satisfy themselves and establish the VAT implications prior to entering into any agreement.

SERVICES:
Enquiries should be made to the appropriate authorities and prospective purchases are advised that they are entirely responsible for ensuring that their proposed needs are met.

AGENTS NOTE:
All measurements are approximate only. The site area measurement has been taken from an ordnance survey extract and has not been checked on site by Goadsby. Therefore, any measurement cannot be guaranteed and prospective buyers should satisfy themselves prior to entering into any agreement.

ANTI MONEY LAUNDERING REGULATIONS
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

goadsby.com