Rolfe East







Bristol Road, Sherborne, DT9 4EQ

Price Guide £185,000

- FABULOUS INVESTMENT OPPORTUNITY!
- DRIVEWAY PARKING AND GARAGE.
- NO FURTHER CHAIN.
- ONE NATURAL STONE NEW BUILD DETACHED HOUSE WITH GARAGE!
- WALKING DISTANCE OF SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- REQUIRES WORK! CASH BUYERS ONLY!
- ELEVATED POSITION WITH VIEWS ON FRINGE OF SHERBORNE TOWN.
- 1216 PLUS SQUARE FEET OF ACCOMMODATION FOR ONLY £200,000!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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https://www.rolfe-east.com/

Site adjacent to Quarr Lane Park Bristol Road, Sherborne DT9 4EQ

REQUIRES WORK! CASH BUYERS ONLY! A fantastic and potentially lucrative investment opportunity to acquire ONE partly developed, natural stone, detached new home, requiring redevelopment and completion. Garage, garden, parking facilities and only a short walk to Sherborne Town Centre, The Gryphon School and the Mainline Railway Station to London Waterloo. This desirable residential site offers the opportunity for a prospective purchaser to redevelop and complete a partly constructed, detached, Sherborne stone dwelling. Once the property has been completed to a high specification, the finished unit will no doubt command a strong price in line with current demand for Sherborne town property. The plot is well located on the northern side of Sherborne being within walking distance of all town amenities and close proximity to the sought-after Gryphon High School and Sixth Form. The square footage of plot 1 as outlined within the planning permission is approximately 1216 sq. ft. This is not including the extra garage space (current build dimensions may vary). The orientation of the property has been cleverly designed so that the rear outlook and gardens benefit from elevated views. Garage facilities and parking form part of the well thought out development. The full planning reference application number is WD/D/16/000806. Details are also held within the legal pack which is available by application to the estate agent. PLEASE NOTE: The home is currently at first fix stage of build. NHBC have been involved in stage inspections and recommendations, however an independent building surveyor has identified defects within the build, including the footprint not being to the approved scale. The full survey is available upon request. The dwellings have been built with reference to the full planning permission and building control drawings. Planning reference WD/D/16/000806. THERE ARE TWO DETACHED HOUSES AVAILABLE TO PURCHASE IF REQUIRED.

3 3 2

Council Tax Band: New Build





This property is a short walk to the heart of the coveted, historic town of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts ‘The Sherborne’ – a top class, recently opened arts centre.



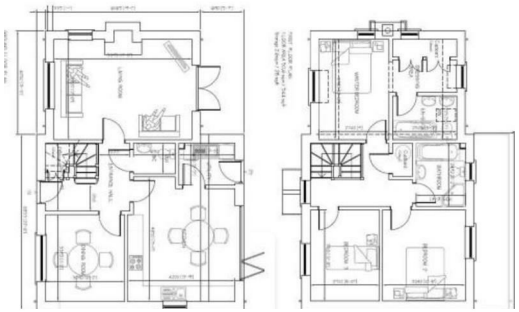


















Approximate Gross Internal Area

113.1 sq m / 1216 sq ft

per house.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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