Rolfe East

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

Guide Price £340,000

- FABULOUS INVESTMENT OPPORTUNITY!
- DRIVEWAY PARKING AND GARAGES.
- PLOT TOTALS APPROXIMATELY 0.16 ACRES.
- REQUIRES WORK! CASH BUYERS ONLY!
- TWO NATURAL STONE NEW BUILD DETACHED HOUSES WITH GARAGES!
- WALKING DISTANCE OF SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- NO FURTHER CHAIN.
- ELEVATED POSITION WITH VIEWS ON FRINGE OF SHERBORNE TOWN.
- 2432 PLUS SQUARE FEET OF ACCOMMODATION FOR ONLY £400,000!
- TRY AN OFFER!

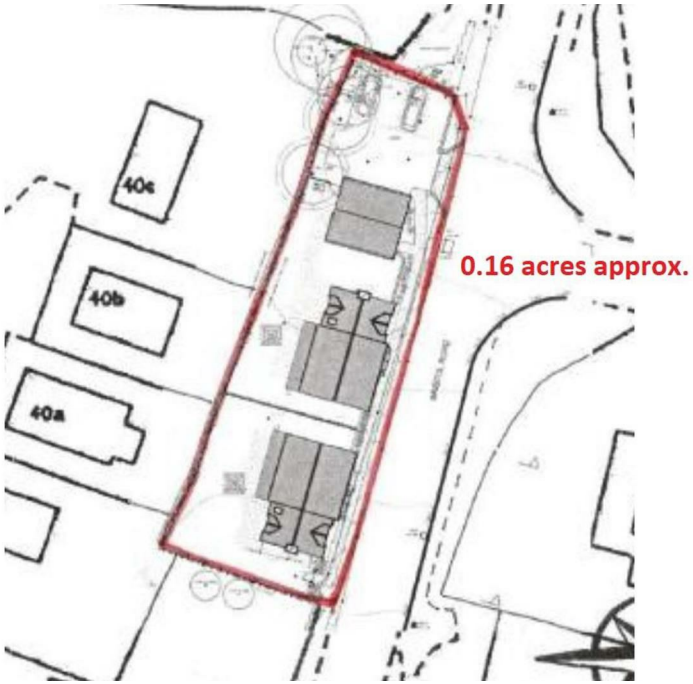
80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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

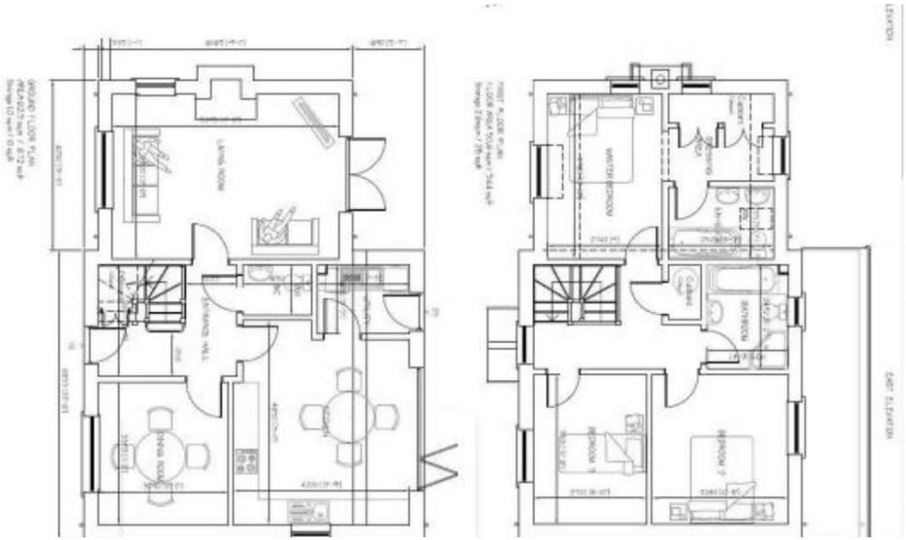
New Build Houses Site adjacent to Quarr Lane Park, Sherborne DT9 4EQ

6 4 4

Council Tax Band:



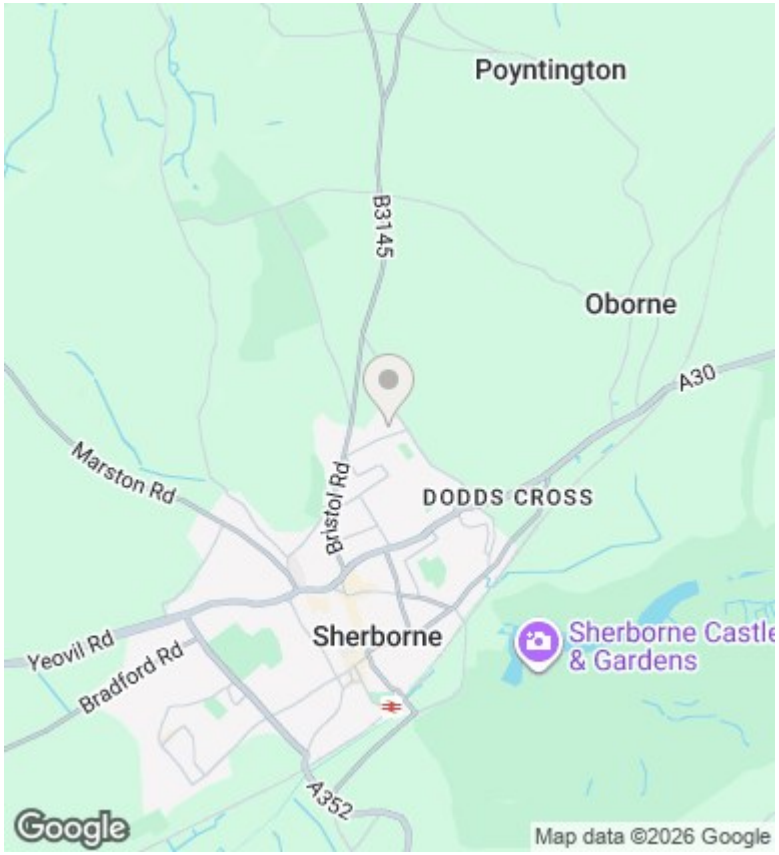
REQUIRES WORK! CASH BUYERS ONLY! A fantastic and potentially lucrative investment opportunity to acquire TWO partly developed, natural stone, detached new homes, requiring redevelopment and completion. Garage, garden, parking facilities and only a short walk to Sherborne Town Centre, The Gryphon School and the Mainline Railway Station to London Waterloo. This desirable residential site offers the opportunity for a prospective purchaser to redevelop and complete two partly constructed, detached, Sherborne stone dwellings. Once the properties have been completed to a high specification, the finished units will no doubt command strong prices 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 and 2 as outlined within the planning permission is approximately 1216 sq. ft. respectively - over 2432 square feet of property, not including the extra garage space (current build dimensions may vary). The orientation of the properties have 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.Planning Permission.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.Agents Note.The homes are 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. Town and Country Planning.The dwellings have been built with reference to the full planning permission and building control drawings. Planning reference WD/D/16/000806.



Approximate Gross Internal Area

113.1 sq m / 1216 sq ft

per house.

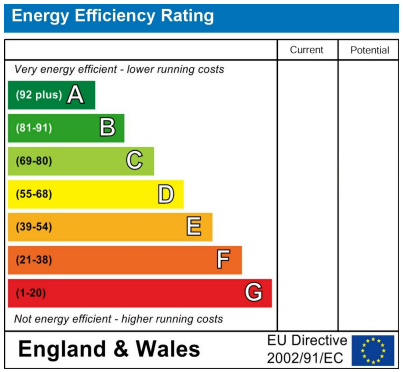


Directions

Viewings

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

Council Tax Band



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

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