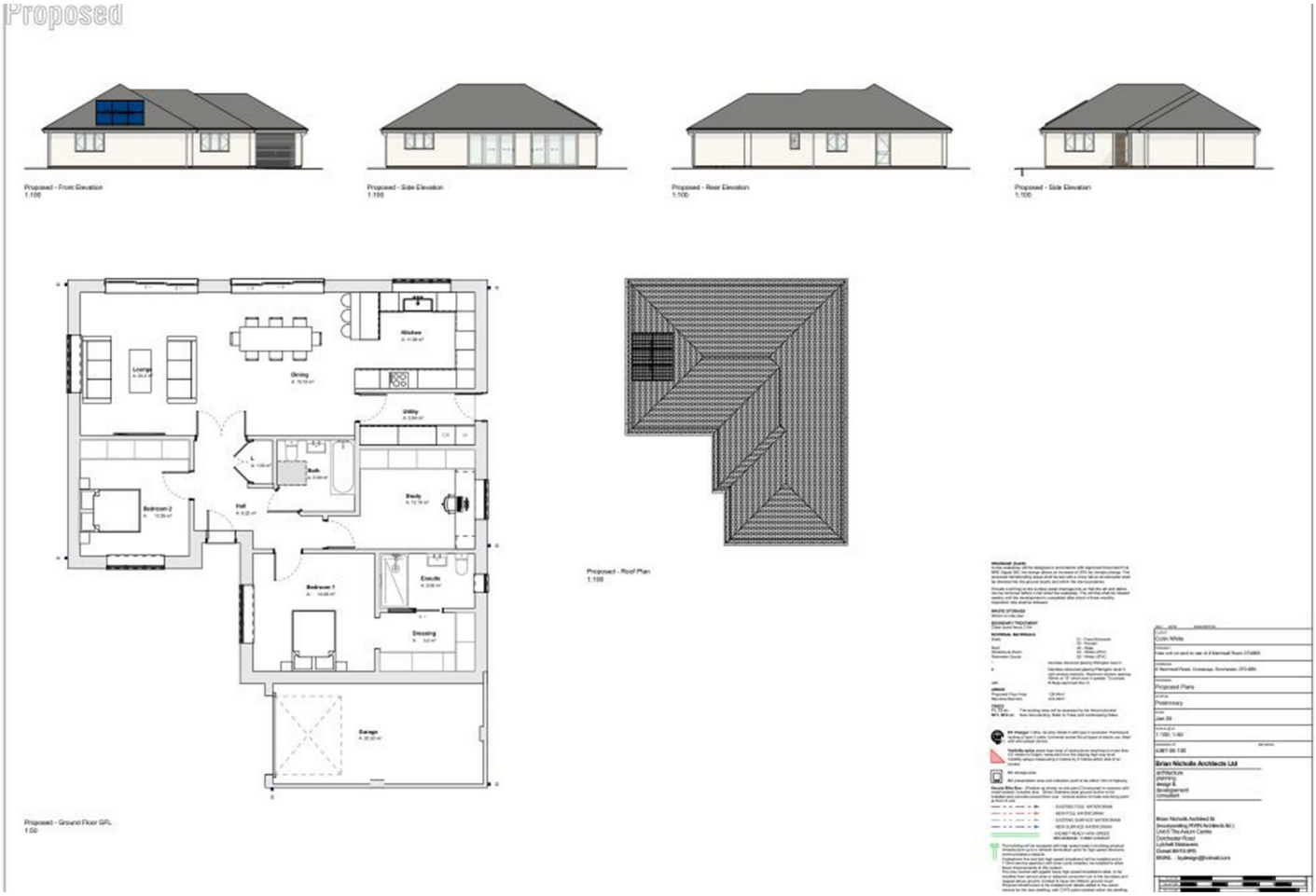
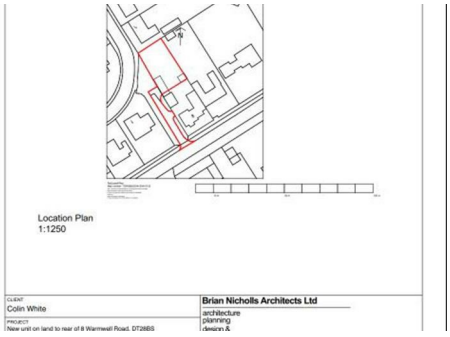
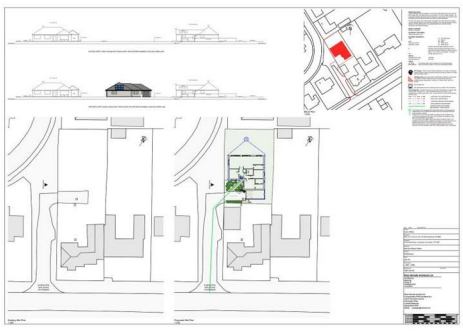
Instinct Guides You



Warmwell Road, Crossways, Dorchester
£135,000

- Planning For Detached Bungalow
- Two Bedrooms
- Large Kitchen Diner
- Garage & Parking
- GDV £475,000 Approx
- Level Plot Near Amenities
- En-suite & Dressing Room
- 1500 sq ft Approximately







Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

Planning Number P/FUL/2024/00683. A rare opportunity to acquire a parcel of land situated in the sought after village of Crossways, Dorchester, with planning permission granted for the construction of an individual detached bungalow with garage. Positioned off Warmwell Road and set back from the main road, the site remains conveniently located for local amenities, transport links and access to both Dorchester and the Jurassic Coast.

The total plot extends to approximately 472.22 sqm (0.13 acres) and benefits from approved planning consent for a spacious two bedroom detached bungalow measuring approximately 140sqm (1500 sq ft) designed to provide modern and practical single storey living. The proposed accommodation comprises a generous open plan lounge, dining area and kitchen forming the heart of the home, together with a separate utility room, principal bedroom with dressing area and en-suite shower room, a further double bedroom and a family bathroom. The design also incorporates a garage and private parking.

The site is approached via an existing access from Warmwell Rd and is currently enclosed by established hedging and mature planting for the proposed dwelling. The approved design has been carefully considered to complement the surrounding area while maximising the available plot.

Crossways is a popular and growing village offering a range of amenities including a convenience store, public house, doctor's surgery, village hall and railway station with links to Dorchester and beyond. The county town of Dorchester lies within easy reach, whilst the surrounding Dorset countryside and coastline provide an abundance of leisure and recreational opportunities.

Planning permission has been granted for the erection of a detached bungalow with garage. Interested parties are advised to make their own enquiries with Dorset Council regarding the approved plans and any associated conditions with the planning number above.

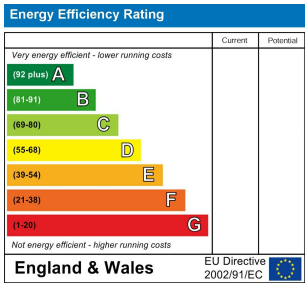


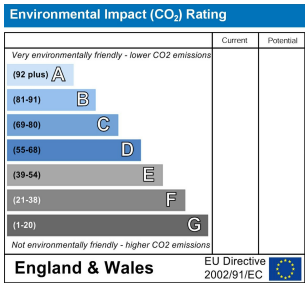


Room Dimensions

This notice is important – you need to read it and follow the instructions and Guidance Notes. You should retain this document for your records. If in doubt, contact the CIL Team.

Application No:	P/FUL/2024/00683	
Applicant:	Charlew Developments	
Location:	8 Warmwell Road, Crossways. Dorset DT2 8BS	
Description of development:	**Sever the plot and erect a new detached dwelling with associated access and parking**	
Liability Notice:	P/FUL/2024/00683/CIL/Liability/01 Further Liability Notices may be issued if circumstances change.	
Issued Date:	**7 October 2024**	
Who is liable:	**Name and address of recipient(s) of this notice:**	**Category of recipient:**
	[redacted]	Have been granted planning permission.





Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.