



BUILDING PLOT ADJ. JADE HILL, WINSPIT ROAD, WORTH MATRAVERS
£365,000 Freehold

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This is an extraordinarily rare opportunity to acquire a freehold building plot in an outstanding location on the South Western outskirts of the picturesque and historic village of Worth Matravers. The coastal paths of the Jurassic Coast with walking access to Winspit and Chapmans Pool are close by.

It is considered that a new dwelling will adjoin open countryside, recently acquired by the National Trust.

Planning permission was granted in the 1980s to erect one detached Purbeck stone dwelling. Our clients have sought advice from a local planning consultant, and he is of the opinion that *'the plot offers a valuable opportunity to create a high quality single storey residence that complements the surrounding area's character'*. Over time, there have been a number of planning applications approved for the plot, which he considers will be a material consideration of significant weight in favour of residential development of the land. The last Planning Application **6/1990/0873** dated 1990 (lapsed March 1996) was for a three bedroomed bungalow with integral garage. The Planning Consultant's full report is available to genuine applicants upon request.

Plot measurements approximately 0.227 acres (0.092 hectares). 30.5m (East to West) x 30m (North to South).

NB. The purchaser will be expected to pay a Community Infrastructure Levy (CIL) to the Local Authority, the amount of which will be determined when the planning application is granted.

There is a restrictive covenant on the land that the owners of Jade Hill must approve any plans for one detached dwelling and/or any subsequent alterations to the property once built. This covenant will apply to any purchaser and future owner(s) of the property in perpetuity. The owners of Jade Hill will assess any plan based on its impact on views and privacy.

LOCATION

The village of Worth Matravers stands on a headland approximately 4 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main rail link to London Waterloo (some 2.5 hours). Much of the area is classified as being an Area of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

SERVICES

Mains water, drainage and electricity available. Interested applicants should, however, check the cost of connections with the utility companies to obtain confirmation and connection charges.

VIEWING

By appointment only please through the Sole Agents, Corbens, 01929 422284. The postcode for this site is **BH19 3LW**.

Property Ref: WOR2022



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

SURROUNDING AREA

