PLOT OF LAND, CHURCH STREET

WEST STOUR, DORSET

Proposed Dan-Wood Eco Modular Home – Point 2175 E

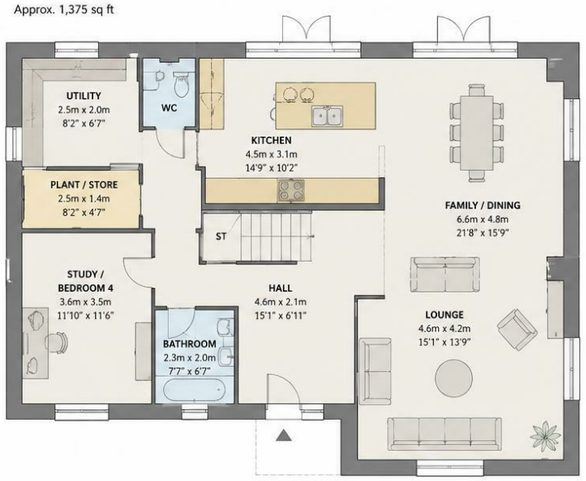
3/4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Approx. 2,600 sq ft (2175 E model)

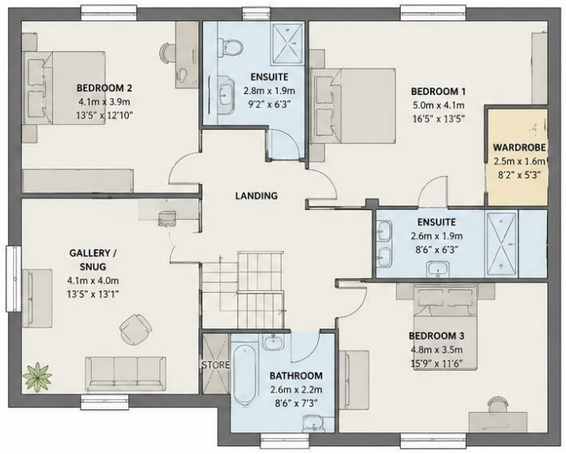
THE PLOT

- Approx. 0.4 acres
- Level building plot
- Services on site
- Planning Ref: P/FUL/2025/03072
- Dan-Wood eco modular design
- Council Tax Band E (once completed)

GROUND FLOOR
Approx. 1,375 sq ft



FIRST FLOOR
Approx. 1,225 sq ft



This floor plan is for illustrative purposes only. Measurements are approximate and not to scale.
Prospective purchasers should satisfy themselves as to accuracy and rely on their own enquiries.

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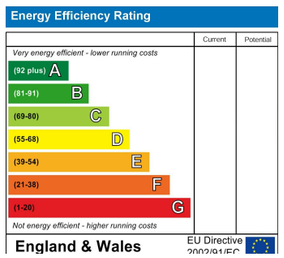

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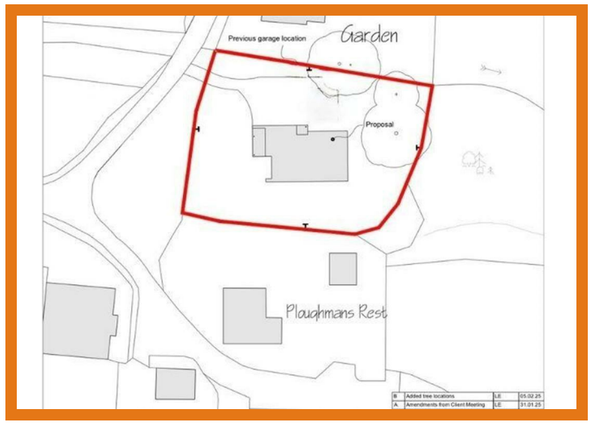
Church Street
West Stour

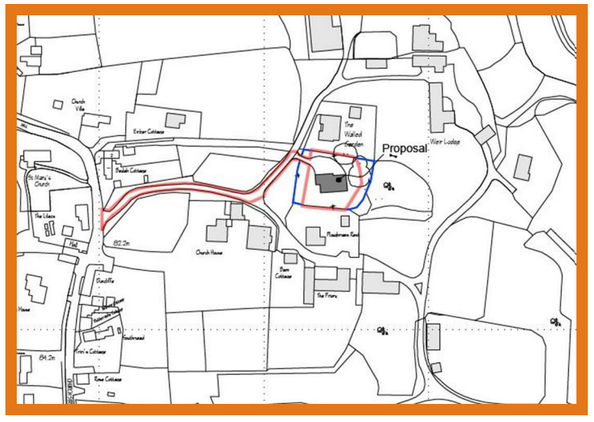
Guide Price
£325,000

A rare opportunity to acquire a 0.4-acre level building plot in the sought-after village of West Stour, with full planning permission for an impressive 2,680 sq ft bespoke eco-designed home.

This is a particularly exciting opportunity to create a truly special individual home in a lovely village setting. The generous plot offers plenty of space for the house to sit comfortably within its surroundings, with scope to create attractive gardens, terraces and outside entertaining areas. The contemporary design has the potential to become a striking yet highly liveable family home, with an abundance of natural light and a strong connection between the indoor and outdoor spaces.

For those looking to build rather than compromise on an existing property, this is a wonderful chance to create a home that feels genuinely personal, combining modern design, generous accommodation and a peaceful countryside setting. Once completed, it has all the ingredients to become an impressive long-term home in a particularly appealing part of Dorset.





Information
The latest planning permission, Dorset Council reference P/FUL/2025/03072, is for a Dan-Wood Point 217 SE eco modular property providing three/four-bedroom accommodation. A number of alternative Dan-Wood designs may also be suitable for the plot, subject to the necessary consents. Please contact Morton New for further information regarding the options available.

Once the groundworks have been completed, the modular construction allows the main structure to be erected in approximately three weeks.

The level plot extends to approximately 0.4 acres and provides space for the proposed dwelling, gardens and parking.

An earlier planning permission, P/FUL/2023/00668, for a more traditional brick-built home has now expired.

Water, electricity and broadband are available on site and ready for connection. A waste drain is also in situ, ready for connection to a water treatment plant.

Access to the plot is via a private road, with additional access through the Dorset Showground available by agreement.

Location and Directions
West Stour is a small and unspoilt Dorset village nestled within the beautiful Blackmore Vale countryside, offering a wonderfully quiet and rural setting whilst remaining surprisingly well connected. The village itself has a strong sense of community and is home to the well regarded Ship Inn, a popular local pub that serves as a focal point for village life.

Shaftesbury is the nearest market town, approximately five miles to the north, and is one of Dorset's most attractive hilltop towns, renowned for the iconic cobbled Gold Hill and its stunning views over the Blackmore Vale. The town offers a good range of independent shops, cafés, restaurants, supermarkets, schooling and everyday amenities, along with a strong sense of history and community.

Gillingham lies a similar distance to the north east and is a thriving market town with a comprehensive range of shops, supermarkets, schools, medical facilities and leisure amenities. Gillingham also benefits from a mainline railway station providing direct services to London Waterloo and the West Country, making it a popular choice for commuters and those looking to travel further afield with ease.

Postcode SP8 5FT

What3words: hurray.dive.perfumed

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.