



Symonds
& Sampson



94 East Street
Bridport, Dorset

94 East Street

Bridport
Dorset DT6 3LL

A range of substantial buildings including a stone barn, ripe for development in the centre of Bridport town.

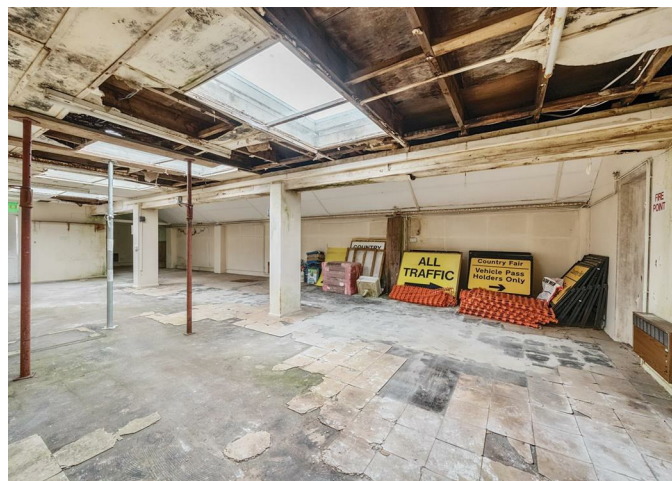


- Development opportunity
 - Town centre
 - Peaceful location
 - Parking
 - Huge potential

Guide Price **£230,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

A range of buildings situated in a tucked away location within the centre of Bridport town.

ACCOMMODATION

94 East Street is discreetly positioned behind East Street itself and comprises a collection of eight individual buildings and spaces including an attractive former stone barn. Subject to the necessary planning consent being obtained, the site is considered to offer excellent redevelopment potential, with proposals suggesting the conversion of the existing buildings into four residential units. The property is conveniently located within easy walking distance of the town centre and its amenities. The site benefits from three-phase electricity, mains gas and mains drainage connections. The stone barn is situated towards the rear of the plot and enjoys an adjoining area which could provide an attractive private garden space backing onto the River Asker, subject to the relevant planning permissions.

Indicative drawings have been prepared to illustrate the potential development opportunity.

OUTSIDE

On East Street, double gates open under number 96 East Street onto a driveway that gives right of way to a set of wrought iron gates. Beyond the gates the driveway is owned in its entirety by the

property. To the rear of the barn component there is an area of garden with the benefit of pedestrian access onto the pathway behind that leads down to the River Asker.

SITUATION

The property is situated in the centre of the bustling and vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words:///suppose.cracking.skate

SERVICES

Mains gas, electricity, water and drainage.

Broadband - Superfast broadband is available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: Exempt

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: Ask agent for details

MATERIAL INFORMATION

Plans have been prepared demonstrating potential for the creation of four, two bedroom residential units.

Planning permission has not been sought or obtained and interested parties are advised to make their own enquiries regarding any proposed development. Please speak with the office for further details.

The access road is owned by 94 East Street, with the unit having right of access.

The property is exempt from requiring an EPC.

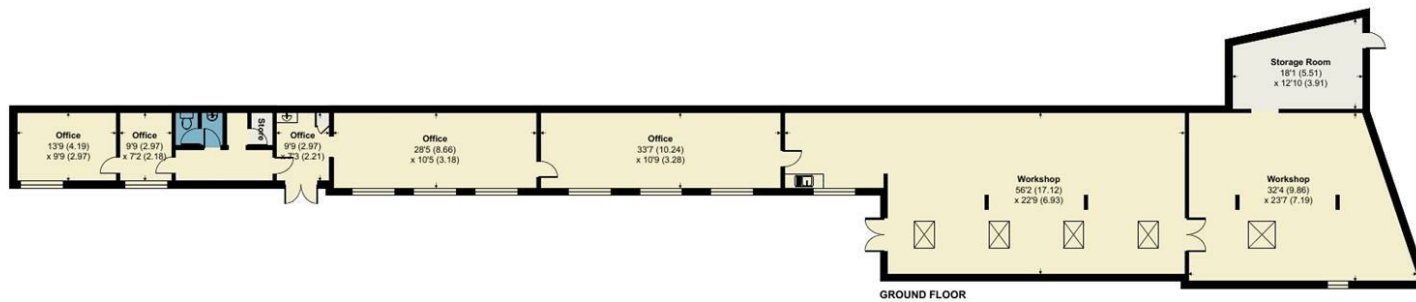
Business rate details available on request.



East Street, Bridport

Approximate Area = 3118 sq ft / 289.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1166648



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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