



**Exciting Opportunity for Single Plot in Dorset
With Planning Consent for Large 4 Bedroom
Detached Dwelling Set in approx. 1.38 Acres**

**Barn at Slyers Lane
Dorchester, DT2 7SL**

UK Grid Reference:

Easting: 371373 Northing: 93643

What 3 Words: gifted.saved.asserts

Site Description and Location

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The single plot is accessed via the B3143 and is located approx. 3.2 miles to the north of the county town of Dorchester.

The site is triangular in shape, comprises two barns and extends to approx. 1.38 acres.

The charming village of Piddlehinton is approx. 2.7 miles away, with its picturesque thatched cottages, parish church and the Thimble Inn.

Further amenities including schools and shopping facilities can be found at Puddletown and Piddletrenthide, both approx. 4.5 miles away.

Dorchester boasts an excellent range of shops, schools, restaurants, as well as direct rail services to London Waterloo and Bristol Temple Meads.

The region is steeped in history from the expansive Iron Age hillfort at Maiden Castle (approx. 4.8 miles), to the cottage of the famous novelist and poet, Thomas Hardy (approx. 3.6 miles).

The locality is also ideal for walking and riding amidst the beautiful countryside. Moreover, leisure facilities such as waters sports and sailing can be found across the coast. While Golf can also be enjoyed at Came Down, Dorchester.



Planning

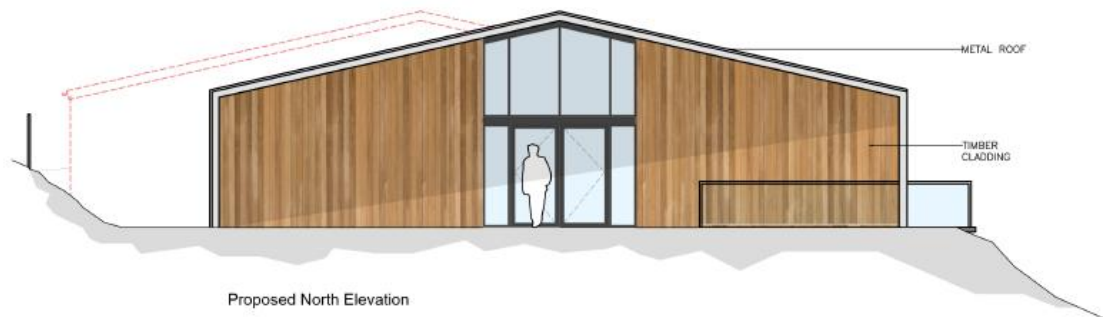
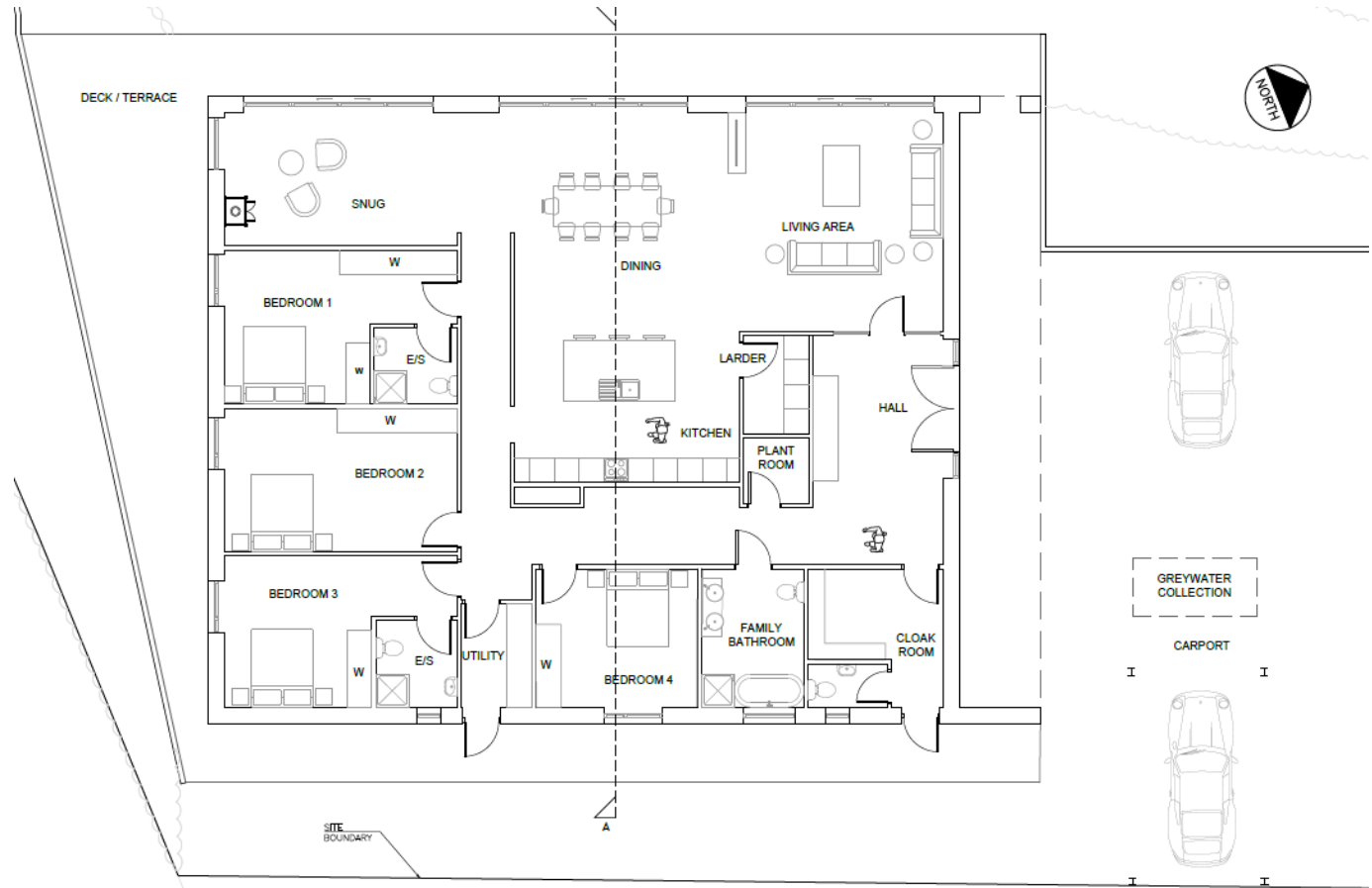
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The site was consented under ref: [WD/D/20/001794](#). For a single detached dwelling. We understand a material start has commenced on the site.

We understand as part of their intention to make the building carbon neutral or negative the construction method proposed by the Vendor incorporates Ecologic SIPs panels and wood cladding.

We further understand that the converted barn is circa 2,838 sqft. Excluding the double garage/car port 400sq ft. The Vendors also have Building Regulations drawings for a 449 Sq.ft mezzanine floor, which subject to all the necessary consents, could enhance the property.

The ancillary pole barn within the site's curtilage has the potential to be converted into ancillary accommodation subject to all the necessary consents.



Services

We understand that water is on site with electricity connection in the vicinity. However, all intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

We further understand that the Vendor intended to run the property off-grid using solar panels, battery, a Heat Recovery Air Conditioning Ventilation System.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. K.Munday@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Ken Munday

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