

BUILDING PLOTS, THE OLD BAKERY, LIME KILN ROAD, LYTCHETT MATRAVERS, POOLE, DORSET, BH16 6EL

£275,000 FREEHOLD

AN EXCELLENT OPPORTUNITY TO ACQUIRE 2 BUILDING PLOTS SET BACK FROM THE ROAD IN THE CENTRE OF THIS POPULAR VILLAGE, WITH

SUMMARY:

Two building plots in the centre of Lytchett Matravers, set back from Lime Kiln Road on the site of the former village bakery. They come with outline planning permission for two detached two-storey houses, each with its own drive and garden. The High Street is about 100 metres away.

AT A GLANCE

- Two building plots in the centre of the village
- Outline planning permission for two detached two-storey houses
- Footprints of approximately 53m² and 49m², each with a drive for two cars
- About 100 metres from the High Street

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DESCRIPTION: This site was once part of the garden of Bexington. It now offers the chance to build two detached homes in a central village position, with outline consent already in place.



THE SITE

The land is reached along a private unmade lane owned by Wessex Water. The lane already serves three domestic garages and the front entrance of Reservoir House, and there is a right of access over it included in the sale. The site sits behind the houses facing Lime Kiln Road. It is made up mainly of established garden with shrubs and trees. Along the eastern boundary are a mature oak and two ash trees, with open Wessex Water land beyond.

The former Old Bakery building stands near the southern boundary. It has an authorised light industrial use and is currently connected to mains electricity and water. Greenhouses, a shed and a store are also on the site. The approved scheme provides for the bakery building to be demolished.



THE PROPOSED DEVELOPMENT

The outline permission is for two detached two-storey houses. Both are set back on the southern

part of the site so that they stay clear of the root protection zones of the boundary trees. House 1 has a footprint of approximately 53m² and stands behind the houses fronting Lime Kiln Road. The illustrative scheme shows it with four bedrooms. House 2 has a footprint of approximately 49m² and is shown with three bedrooms. It sits on the larger plot, with a garden extending north behind Bexington.

Each house would have its own drive with parking for two cars, cycle storage and an enclosed garden. The illustrative elevations show a traditional design of brick elevations, timber doors and slate roofs, in keeping with nearby properties. The site is in Flood Zone 1.

NOTES
There is a right of access along a private unmade lane owned by Wessex Water. The purchaser will be responsible for paying approximately £8,000 to Natural England for a Nutrient Mitigation Credit, which relates to nitrogen entering the Poole Harbour catchment. Purchasers should also make their own enquiries about Community Infrastructure Levy and any Section 106 obligations attached to the permission.

FEES
As a condition of the sale, the purchaser will also be required to appoint Christopher Batten as sole agent for the sale of each completed home. Our fee for each resale is 1% + VAT of the agreed sale price and is payable on completion of that sale. These terms will be confirmed in writing and must be agreed before the sale is agreed. Purchasers should take them into account when making an offer.

LOCATION:

Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away. The village has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views of Poole Harbour. The town of Poole, which has a mainline rail link to London Waterloo, is easy accessible by road.









DIRECTIONS:

From the Roundhouse roundabout at Sturminster Marshall, join the A350 towards Poole. After about 2.5 miles, having passed through Coombe, turn right at the crossroads, signposted to Lytchett Matravers. Proceed along Wimborne Road which becomes Lime Kiln Road as you enter the village. Proceed past the right hand turning to Castle Farm Road, and, after a short distance, the plots can be found on the left hand side.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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