



**FREEHOLD BUILDING PLOTS, THE OLD BAKERY, LIME KILN ROAD, LYTCHETT MATRAVERS,  
POOLE, DORSET, BH16 6EL  
£350,000 FREEHOLD**

**AN EXCELLENT OPPORTUNITY TO ACQUIRE 2 BUILDING PLOTS SET BACK FROM THE ROAD IN THE CENTRE OF THIS POPULAR VILLAGE, WITH OUTLINE PLANNING PERMISSION TO BUILD 2 DETACHED 2-STOREY DWELLINGS ON THE SITE OF THE FORMER VILLAGE BAKERY.**

#### **AT A GLANCE**

#### **SUMMARY:**

There is a right of access along a private unmade lane owned by Wessex Water, and the existing building is currently connected to electricity and water. N.B. The purchaser would be responsible for paying approximately £8,000 for the Nutrient Mitigation Credit to Natural England (relating to any ingress of water into the water course).

- 2 Freehold building plots
- With outline planning permission to build 2 detached 2-storey dwellings
- Set back from the road
- In the centre of this popular village





**DESCRIPTION:**

Provision has been made to duct the mains services to the site through the grounds of a neighbouring property, Bexington, where there is an easement in place. Plans are available on request.

**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.

**COUNCIL TAX:**

N/A





## 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.

## PROPOSED GROUND FLOOR LAYOUT



## PROPOSED FIRST FLOOR LAYOUT





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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