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North Elevation
 Scale 1:100



East Elevation
 Scale 1:100



South Elevation
 Scale 1:100



West Elevation
 Scale 1:100

A	Amended Scale & Page Size	LE	03.01.23
Rev	Description	Drawn By	Date
Client:	Mr Trim	Drawn By:	RN
Dwg Title:	Proposed Elevations	Checked By:	-
Project:	Apple Tree Paddock, West Stour, Dorset	Scale:	1:100 @A2
Job No.:	5136	Date:	21st Dec 2022
Dwg No.:	D02	Revision:	A

PWCR
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RIBA #
 Chartered Planners

Building Plot, Apple Tree Paddock, Church Street, West Stour, Gillingham, Dorset

A rare opportunity to purchase a single building plot for a spacious detached dwelling, set in about 0.37 acres, on a private residential estate with reaching views.

Guide Price
£400,000
 Freehold



Building Plot, Apple Tree Paddock, Church Street, West Stour, Gillingham, Dorset, SP8 5RL

- Stunning development plot
- Private village location
- Detached dwelling with far reaching views from first floor windows
- About 2,500 sqft plus garage
- Heating via ASHP - to be installed
- Mains water and electricity on site
 - Attached garage
 - About 0.37 acres

Viewing strictly by appointment
Symonds & Sampson
01258 473766

A rare opportunity to purchase a single building plot for a spacious detached dwelling, set in about 0.37 acres, on a private residential estate with far reaching views.

Planning permission was granted in June 2023 P/FUL/2023/00668 for a detached dwelling with garaging with accommodation as follows:

Hall, living room with bi fold doors to garden, dining room with bi fold doors to garden, kitchen, cloakroom, wc, utility /laundry, boot room, study / playroom, double garage.

First floor: master suite with walk in wardrobe and ensuite, bedroom 2 with ensuite, bedroom 3, bedroom 4, family bathroom.

Situation

The building plot is located in a select development on the edge of the attractive north Dorset village of West Stour. The village has a church, village hall, garage with extensive shop and a popular pub/restaurant/hotel. Many of the area's best known independent schools are within easy reach and leisure activities include the National Trust gardens at Stourhead, golf courses at Sherborne, Yeovil and horse racing at Wincanton and Salisbury.

Transport links to the area are excellent with a mainline railway station at Gillingham providing a regular service to London Waterloo and the A303 can be joined to the north at Wincanton giving fast road access to London and the West Country.



Directions

From the A30 take the turning into West Stour village and after about half a mile turn right into Church Farm Estate. The plot will be found after a short distance and will have out for sale board on it.

Services

Mains electricity and water are on site. A private drainage system will need to be installed.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: To be confirmed

EPC

To be confirmed

MLE April 2024



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