



## 31, High Street, Stalbridge, Sturminster Newton

Former offices of Blackmore Vale Magazine with PD Rights for conversion to 2 dwellings.

Guide Price **£195,000**

Symonds  
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ESTABLISHED 1858

31 High Street, Stalbridge, Sturminster Newton,  
DT10 2LH

- Stone and tiled property over 3 floors with large rear extension/workshop
- Existing office premises with total gross accommodation of 3035 sq ft
- Permitted Development Consent for conversion to 2 dwellings

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Commercial office on 01305  
261008





### The Property

The former offices of the Blackmore Vale Magazine and originally thought to be a large dwelling and shop known as the Glydestore and The Tree House that has been extended to the rear in more recent years to form offices.

Constructed in stone with a tiled roof (and felted flat roof on the ground floor extension) the office accommodation now benefits from Permitted Development Rights (P/PACD/2022/06599) for conversion into 2 dwellings.

Total gross accommodation 3035 sqft (282 Sq m)

RV £15,000 (with effect from 1 April 2023)

### Situation

31 High Street, Stalbridge is situated on the High Street in Stalbridge, a small North Dorset town close to the South Somerset border. The town, with a history that goes back to the Domesday Book, is well supplied with facilities including a

primary school and various convenience shops. The property is equidistant to the towns Sherborne and Shaftesbury via the A30.

### Directions

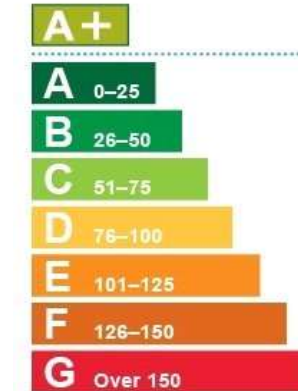
The High Street passes north-south through the town. The property is situated at the northern end of the village on the west side of the street close to the landmark ancient Market Cross that sits in the road.

### Outside

The property is currently extended over the rear garden area with a flat roof structure which adjoins the former workshop with its single pitched, slate roof.

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

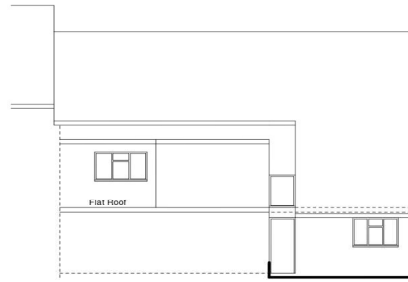
66 This is how energy efficient the building is.

Less energy efficient

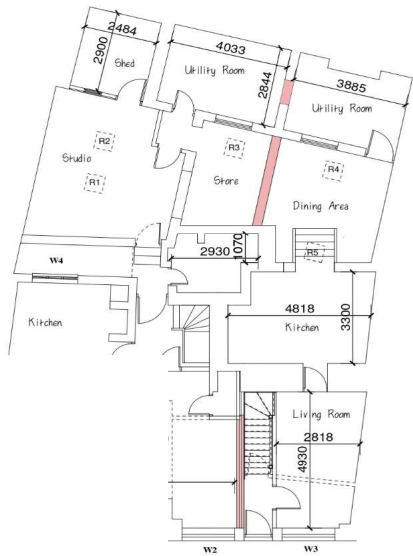
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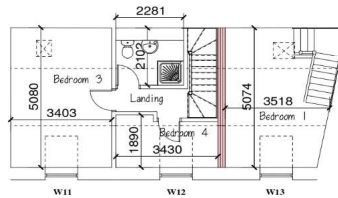
East Elevation Existing and Proposed



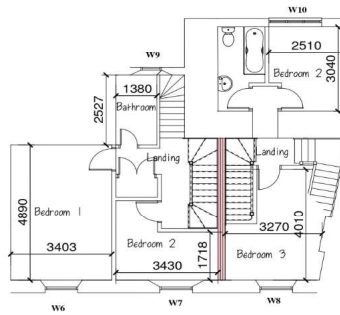
West Elevation as Existing



Plan



Second Floor Plan



First Floor Plan

Window Schedule

- W1 2.4M wide x 1.4M high
- W2 1.77M wide x 1.4M high
- W3 1.77M wide x 1.4M high
- W4 1.77M wide x 1.0M high
- W6 1.1M wide x 1.7M high
- W7 1.1M wide x 1.7M high
- W8 1.1M wide x 1.7M high
- W9 0.9M wide x 1.1M high
- W10 1.75M wide x 1.05M high
- W11 1.0M wide x 1.2M high
- W12 1.0M wide x 1.2M high
- W13 1.0M wide x 1.2M high

- R1 600 x 600mm
- R2 600 x 600mm
- R3 600 x 600mm
- R4 600 x 600mm
- R5 600 x 600mm



Drawing No: 2001-01A	Job: Proposed Formation of 2 Dwellings	Client: Mr. R. Ashford
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Date: 14-1-2023	Scale: 1:100 when printed on A1 sheet	



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