



Residential Development Site

Land to the rear of 28 Kings Road, Sherborne
Dorset

- Very well-located residential development site with full planning approval for 6 dwellings
- The site is currently predominantly rear gardens of other dwellings together with an existing 3 bedroom house fronting Kings Road

01935 415454

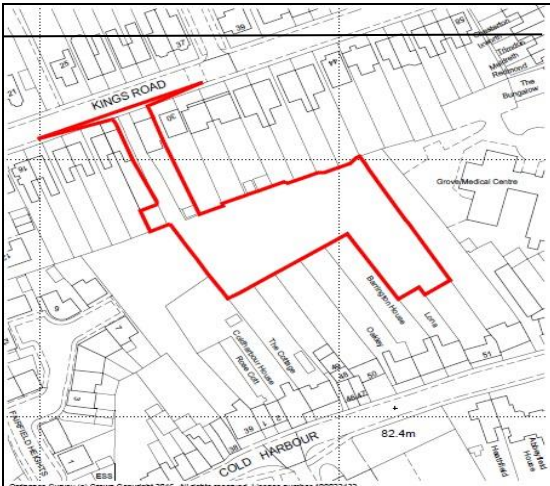
VIEWING

Strictly by appointment with the Joint Agents Chesters Commercial Ltd and Jackson Stops of Sherborne.

LOCATION

This site is located to the rear of 28 Kings Road in Sherborne. Kings Road is a good quality residential area located approximately 600 yards from Cheap Street which is the main retail and commercial centre of Sherborne. The site is therefore within easy walking distance of all the varied local amenities provided within Sherborne. Whilst located to the rear of houses in Kings Road and to those in Coldharbour, the large gardens of the adjoining properties mean that this site is well screened from all other residential occupiers.

Access to the site is from a newly constructed driveway situated between no's 26 and 28 Kings Road. Number 28 Kings Road is to be retained with minor demolition of an extension.



THE PROPERTY

As indicated above, this site comprises what is currently an area of former garden area. Minor demolition of a garage and extension to no. 28 Kings Road are required to facilitate the access. The proposed scheme provides for 2 pairs of large semi-detached dwellings and 2 individual detached dwellings. The property to be constructed as Unit 6 is already under offer and a prospective purchaser can therefore take forward the development and sale of that property. The formation of the

site will require works to adjoining properties in particular no. 26 Kings Road where parking spaces are to be formed. Other parking spaces are to be provided to one of the properties currently in Coldharbour. Full information regarding the necessary works are available from the agents.

PLANNING PERMISSION

Full planning permission has been granted by West Dorset District Council for the development of the site with 6 dwellings. The planning approval under number WD/D/18/000874 is dated 21st August 2018.

SERVICES

It is believed that all mains services are located close to the property and there is an easement for foul drainage to be taken to the south of the site through an adjoining dwelling.

INFORMATION PACK

A dropbox link is available upon request which provides further information including technical details of the development and the works that are necessary to adjoining properties.

TENURE

Freehold

METHOD OF SALE

The property is offered for sale by Informal Tender at a date to be advised.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

CONTACT

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