



**View from the site – NOT the actual plot**

**Artist's Impression of the property**

# **Building Plot**

## **Watery Lane, Iwerne Minster, Blandford Forum, DT11 8NB**

**A stunning development site in a favoured Dorset village enjoying glorious rural views**

**Guide Price £250,000\* Freehold**



# Building Plot

## Watery Lane, Iwerne Minster, Blandford Forum, DT11 8NB

- Stunning building plot
- Situated in the conservation area
- Southerly aspect over a cricket field
  - Excellent accommodation
- Popular village with strong community

**Viewing** – During daylight hours with a set of particulars in hand.

Sturminster Newton office 01258 473766

### The Property

This is a rare development opportunity in a conservation area and close to the centre of the popular village of Iwerne Minster.

This lovely south facing site looks over the adjoining cricket pitch and Dorset hills beyond. Planning permission has been granted, following a design by Peter Thompson architects, and the house will be built of brick beneath a clay tiled roof.

This generous plot has planning permission for a stylish detached three bedroom house with the following accommodation;

**Ground Floor:** Hall/dining room, cloakroom, kitchen/breakfast room, living room, utility room

**First Floor:** Landing, 3 bedrooms (one with ensuite), bathroom

Gross internal dimensions 2047sq.ft (190sq.m.)

Planning Permission was granted, on appeal, on 31 October 2017, appeal reference number

**APP/N1215/W/17/3180017**

Full plans and copy of planning permission **2/2017/0733/FUL** are available from the auctioneers.

### Outside

Outside minimal landscaping is proposed but a gravel driveway will provide parking for two cars and the gardens will be laid to lawn.

### Situation

Iwerne Minster has been voted Dorset's best-kept village in recent years and provides local amenities including general store/sub-post office, public house and Clayesmore independent school. Set between Blandford and Shaftesbury both approx. 6 miles, the surrounding countryside is designated a Conservation Area. Poole and Bournemouth are approximately 21 and 27 miles distance. Main line trains to London are available at Salisbury and Gillingham.

### Directions

From Blandford take the A350 to Iwerne Minster and turn right by The Talbot Inn. Turn right after the butcher's shop into Watery Lane then right just before a terrace of brick cottages. The property will be easily recognised by our sale board on the left hand side.

### Services

Mains water, electricity and drainage closeby

### Local Authority

North Dorset District Council 01258 454111

### Solicitors

Coles Miller - 01202 673011 - Louise Vermeulen  
lvermeulen@coles-miller.co.uk

### Tenure

Freehold

**MLE revised Sept 2018**



01258 473766

Symonds & Sampson LLP  
Agriculture House, Market Place, Sturminster  
Newton, Dorset, DT10 1DU

sturminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.