

Roman Road Farm

Old Sherborne Road, Dorchester, Dorset

Outline is for
identification
purposes only.
Not to scale.



THE DEVELOPMENT

A site with permission granted for the demolition of existing farm buildings and the construction of two new detached dwellings. Planning application: P/FUL/2023/06320.

In keeping with the rural setting, the design for Plot 1 (103 square metres) is a two bedroom detached barn style property with covered parking. It is anticipated to enjoy far reaching countryside views.

Plot 2 is a smaller (50 square metres) and single storey one bedroom detached dwelling with parking.

The development may suit someone wanting a self-build with ancillary accommodation or income potential.

SITUATION

A countryside setting on the edge of Charlton Down enjoying views over the adjacent fields and countryside. A short distance away in Charlton Down there is a village shop, gym and cricket pitch.

About 3 miles north of the County Town of Dorchester. The town provides a wide range of amenities and facilities including Dorchester South and Dorchester West train stations which provide services to London Waterloo and Bristol Temple Meads.

There are outstanding walking and riding opportunities over the surrounding countryside and along the coastline.

DIRECTIONS

What3words///shrimps.supposed.uplifting

SERVICES

Private drainage - a new treatment plant will be required.
 Electricity - not connected but nearby.
 Water - not currently connected but nearby.
 Costs and further details available from selling agent.

Broadband - Standard speed available

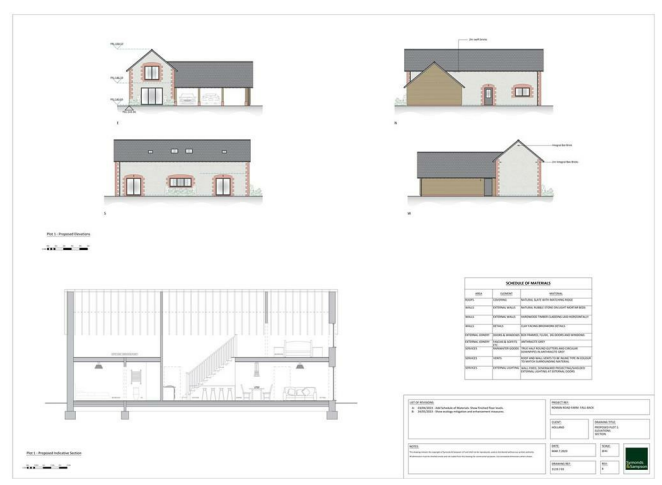
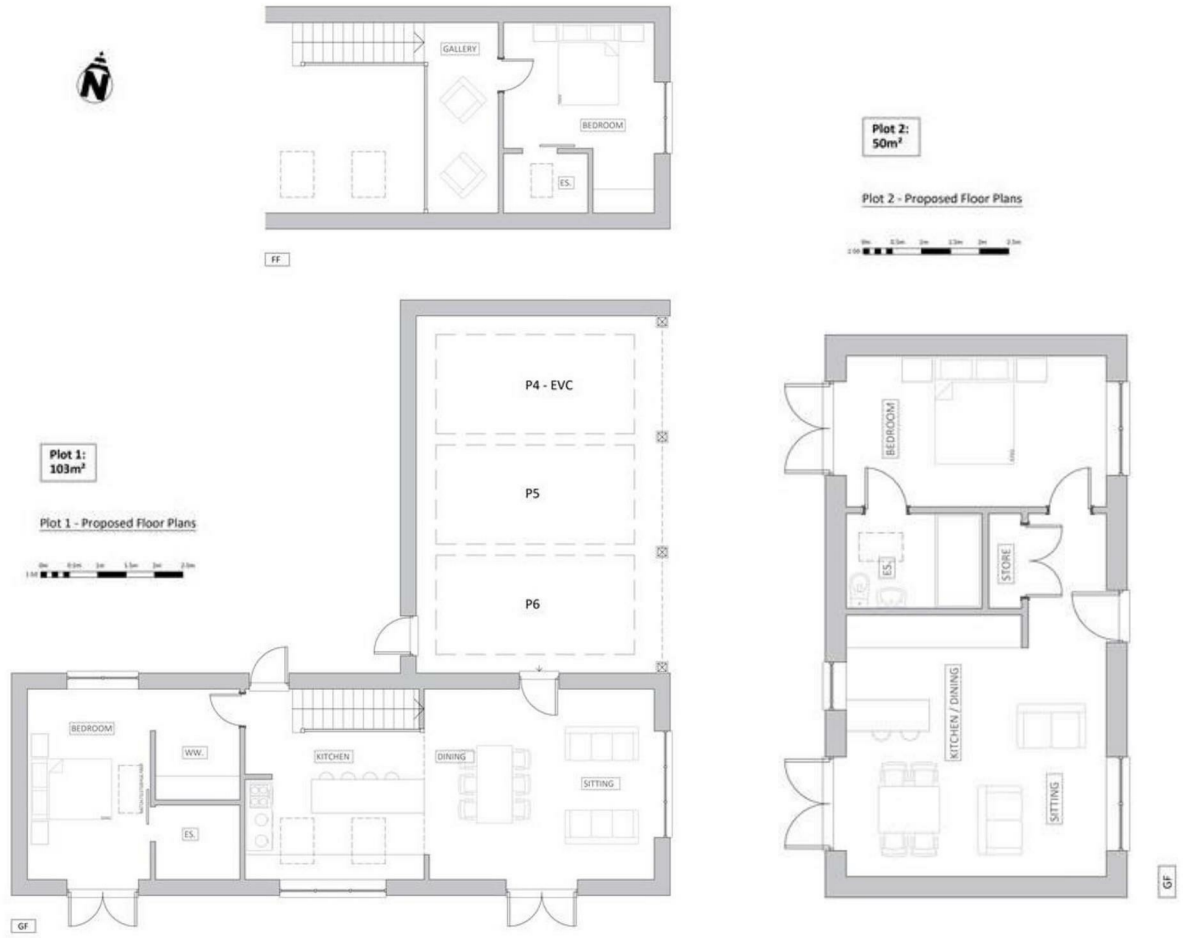
Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Dorset Council - 01305 251010

AGENT NOTE

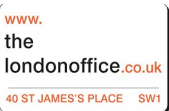
Additional land available to purchase by separate negotiation. Speak to agent for further details.

****INCENTIVE OPPORTUNITY**** Demolition and site clearance costs to be covered by the vendor (subject to negotiation).





Dorchester/SXP/11.04.2025 rev



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