



## Development Opportunity

**FOR SALE**

Freehold

### Land Off Gainsborough

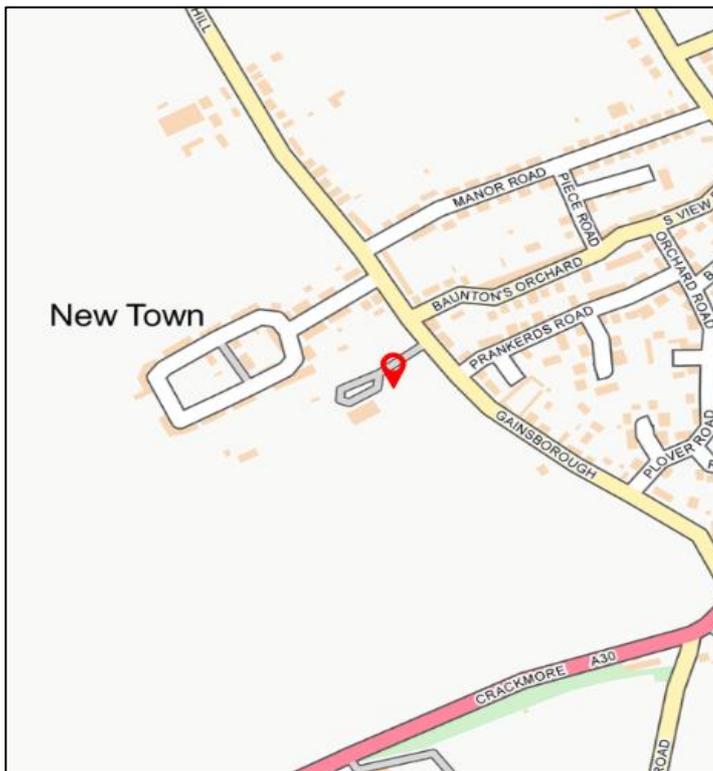
Milborne Port, Somerset, DT9 5FH

- Site extends to approximately 550 sq m
- Situated between new CO-OP store and Milborne Port Doctors Surgery
- Potential for a number of commercial uses (A1/A3/A5/Sui Generis)
- New build development of 46 dwellings located immediately to the south
- Village population of 2,800 residents and 1,300 dwellings

## LOCATION

Milborne Port is an attractive village located on the Dorset/Somerset border approximately 3 miles east of Sherborne. The village is well located in terms of communications. There is a mainline railway running to London Waterloo with a station stop at Sherborne. Also, within the village are a number of pubs, a food store, doctors' surgery and veterinary clinic.

The village continues to grow with several residential developments being approved in recent years. Redcliffe Homes are about to start construction of 65 new build dwellings north east of the site at Station Road, and Bovis Homes have started construction of their 46 dwellings to the south.



## THE PROPERTY

The property is a 549 sq m parcel of level land situated between the new CO-OP store and Milborne Port Doctors Surgery. The property is connected off a private highway which itself is accessed off a road known as Gainsborough. There are capped services available on the site.

## PLANNING

The site has no planning permission in place but given its situation would appear to lend itself to some form of commercial development subject to the necessary consents being obtained. This might include a hot food takeaway (A5), retail unit (A1), café/restaurant (A3) and other commercial uses such as a gym, office or storage facility.

## GUIDE PRICE

£49,000 (Forty Nine Thousand Pounds)

## METHOD OF SALE

The site is offered for sale by way of private treaty with offers invited on either an unconditional or conditional basis. There is also the opportunity for a party to lease a completed development.

## VAT

No VAT payable.

## TENURE

Freehold

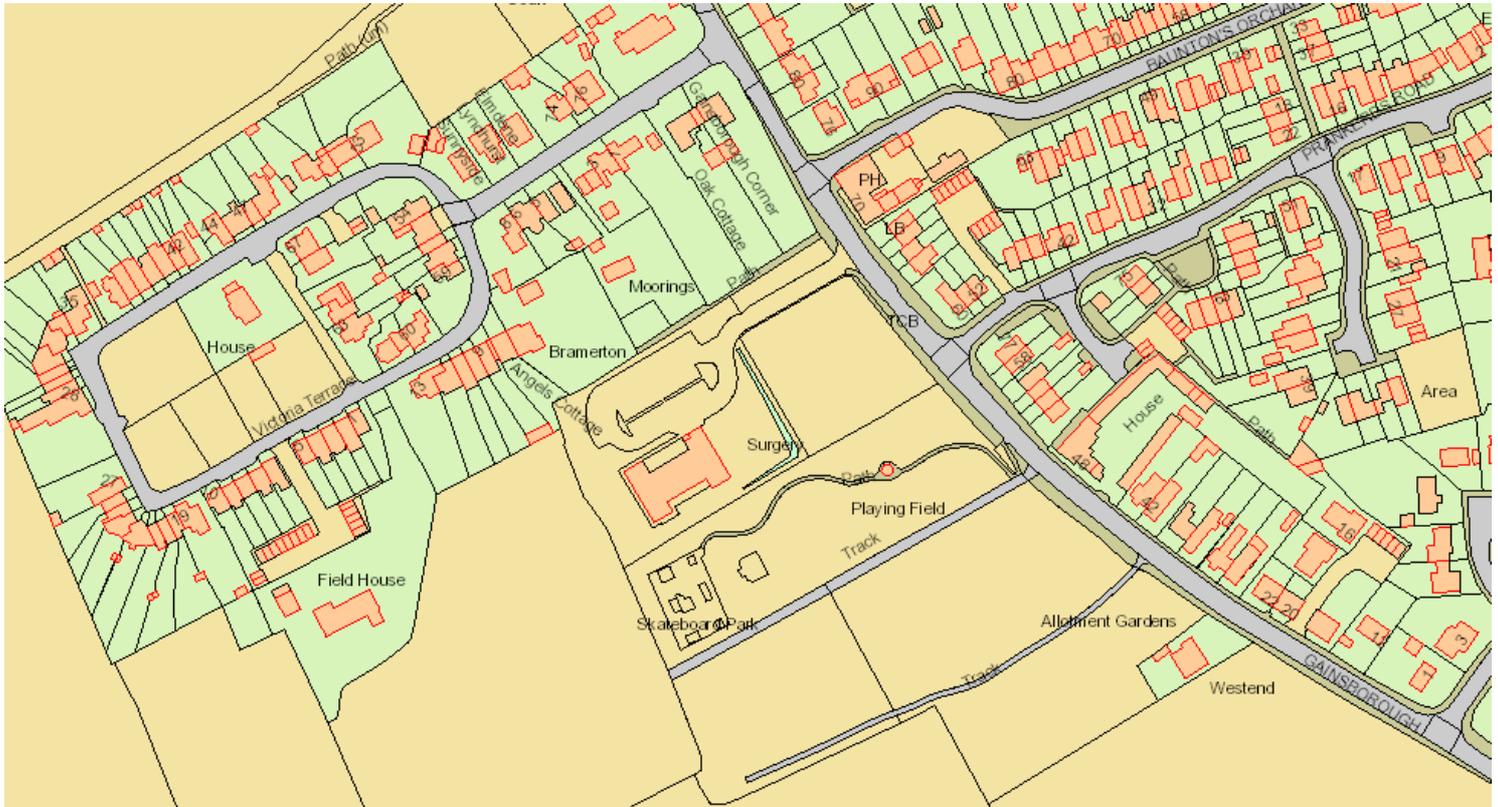
## VIEWING

At any reasonable time with the benefit of these particulars.

## CONTACT

For further information or viewing please contact the sole Agents, **Chesters Harcourt Ltd**,  
Tel: 01935 415454

Email [info@chestersharcourt.com](mailto:info@chestersharcourt.com)





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