



# PARKERS

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Independent Property Consultants and Valuers



## Dorchester Road, Grimstone

\*\*\*INVESTMENT OPPORTUNITY\*\*\* \*\*\*approximately 0.73 acres\*\*\*

Set within an area of outstanding natural beauty, in the small village of Grimstone.

Planning permission has been granted for a two-bedroom holiday let, barn conversion. For further information please see the noted reference number - P/FUL/2022/02153

The land offered has undergone a strategic housing and economic land availability assessment where a potential for nine houses were identified, subject to certain suitability criteria.



Asking price £150,000

## Situation

Nestled in the picturesque countryside of Dorset, Grimstone is a hamlet surrounded by rolling hills and fields. The area is steeped in history and nearby, The River Frome meanders gently through the landscape, adding to the idyllic setting.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Agents Notes

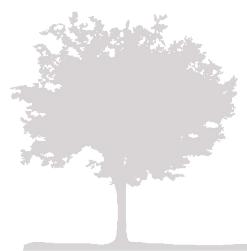
Please note there is a trainline to the very rear of the land.

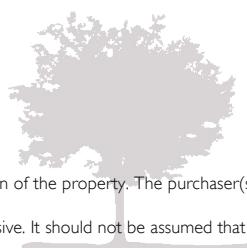
Please also note there is a public Right of Way on foot across the boundaries.

## Flood Risk

Enquire for up to date details

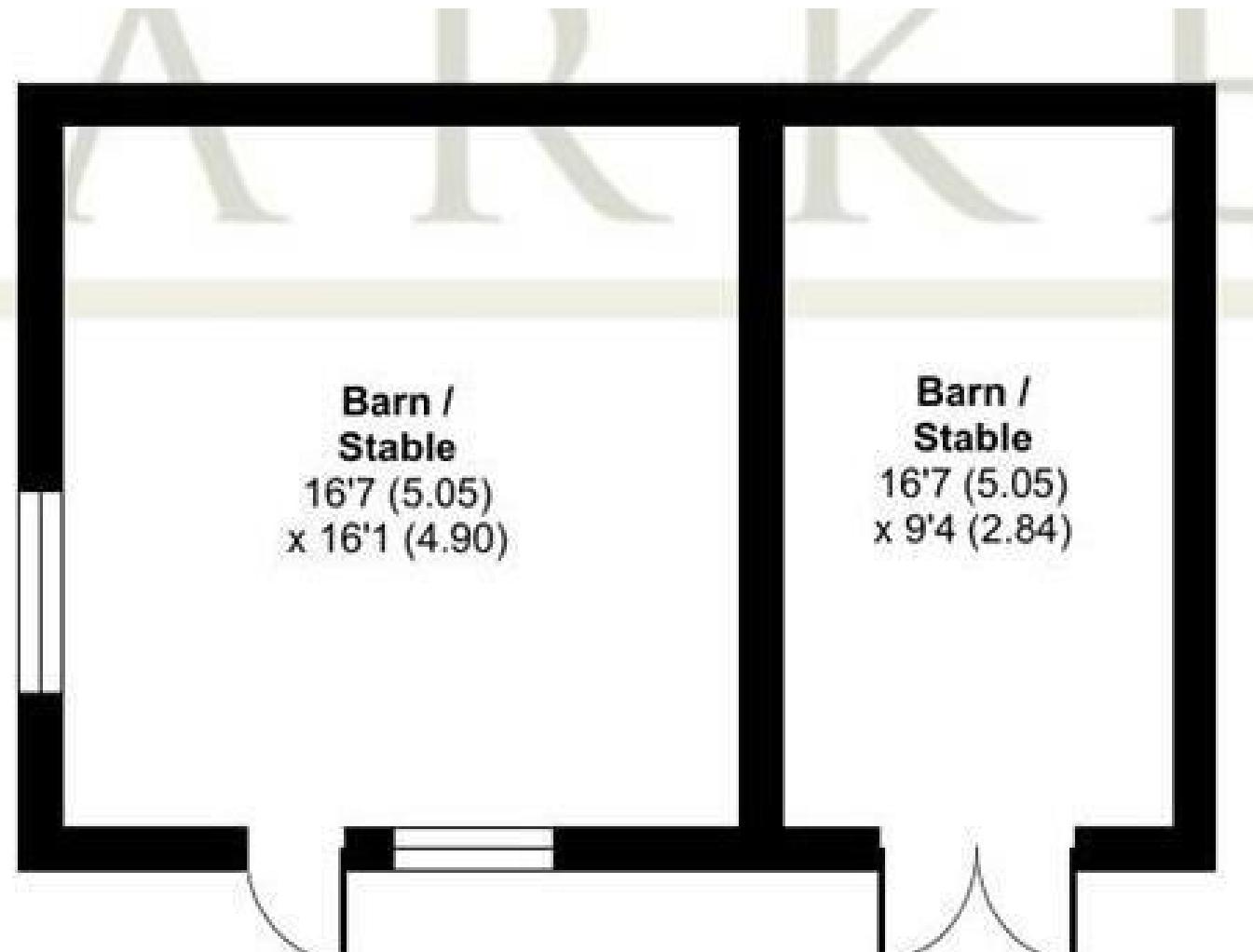
<https://check-long-term-flood-risk.service.gov.uk/risk#>





Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## OUTBUILDING

