



DEVELOPMENT SITE, BOURNE VALE, VALLEY ROAD, HARMANS CROSS
Guide £80,000 - £100,000 - For Sale by Tender, Closing Noon Friday 16th May 2025

This is a rare opportunity to acquire a development site situated in the centre of the village Harmans Cross. On the site at present is a dilapidated building which has been in place for many years and is constructed of timber cladding with corrugated iron sheeting.

Planning permission was granted at Appeal to demolish the existing and to build a small two bedroom bungalow. Appeal Ref: APP/D1265/W/23/3325850 dated 10 December 2024. The plot allows for a small garden mostly to the Southern side of the property and parking for two vehicles. The property will be approached from a private roadway which also serves neighbouring properties. There is a shared maintenance liability to keep the roadway, communal areas and services in satisfactory repair.

Plot measurements approximately 0.014 hectares (0.036 acres) Depth 8m (28.5ft) x Length 14.9m (49.1 ft).

The Dorset Council Community Infrastructure Levy (CIL) is £13,071. The purchaser of the site will be responsible for payment of this charge.

A full copy of the Appeal Statement and detailed plans including elevations are available upon request.

SERVICES

All mains services are available, although interested applicants are recommended to contact the various utility companies to obtain confirmation and connection charges.

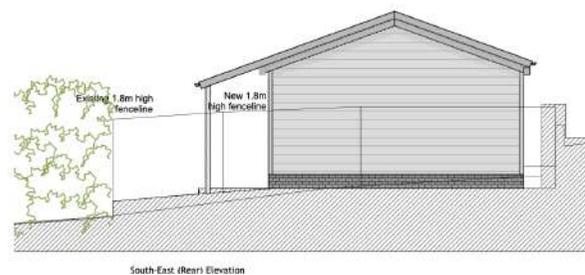
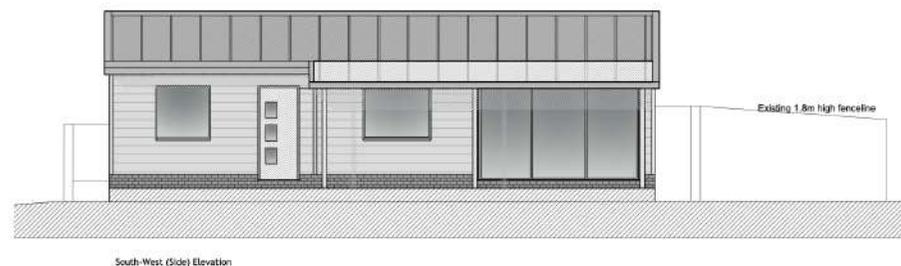
VIEWING By appointment only please through the agents, Corbens, 01929 422284. The postcode for this site is **BH19 3DZ**.

NB. The current building is unsafe and interested applicants are advised not to enter the site under any circumstances.

The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station which connects to Wareham and the mainline train service to London Waterloo during the summer season, serving Corfe Castle to Swanage all year round. The market town of Wareham and beaches at Studland are some 8 miles distant. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

The plot is offered for sale by tender (unless sold previously) and interested applicants are requested to submit their best bids clearly marked **Development site, Bourne Vale, Valley Road, Harmans Cross** either in a sealed envelope or by email with **Tender Development site, Bourne Vale in the subject line**. The sellers reserve the right not to accept the highest or indeed any offer. The closing date for receipt of tenders is 12 noon Friday 16th May 2025.

Property Ref: HAR2120



Site Plan @ 1:100



NOTES:

-  EXISTING TREE
-  BUFF COLOUR PATIO SLABS 450x450mm
-  GRASS
-  BLACK TARMAC
-  SHINGLE
-  EXISTING HEDGING



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

