



DUAL BUILDING PLOT ADJ. 11 BELL STREET, SWANAGE

Guide £200,000 Freehold - For Sale by Tender, Closing Noon Friday 1 August 2025

This is a rare opportunity to acquire a dual building plot in an established residential area near the western outskirts of the town, close to local amenities. The plots have the advantage of good views over surrounding properties to the Purbeck Hills.

The site, which is shown on the attached plan was subject to planning permission ref: 6/2018/0459 granted after appeal, appeal ref: APP/B1225/W/19/3220929. A copy of the appeal document is available for inspection upon request.

The permission provides approval for a pair of semi-detached houses which will have the advantage of good views over surrounding properties to the Purbeck Hills.

Plot measurements approximately 0.74 acres (0.03 hectares), Depth 18.64m narrowing to 7.53m (61ft narrowing to 25ft), Length 21.6m (71ft).

The Dorset Council Community Infrastructure Levy (CIL) is £39,980.77. The purchaser of the site will be responsible for payment of this charge.

The plot is offered for sale by tender (unless sold previously) and interested applicants are requested to submit their best bids clearly marked **Dual Building Plot Adj. 11 Bell Street, Swanage** either in a sealed envelope or by email with **Tender Dual Building Plot Adj. 11 Bell Street, Swanage 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 1 August 2025**.

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 Sole Agents, Corbens, 01929 422284. The postcode for this site is **BH19 2RY**.

Property Ref BEL2135

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



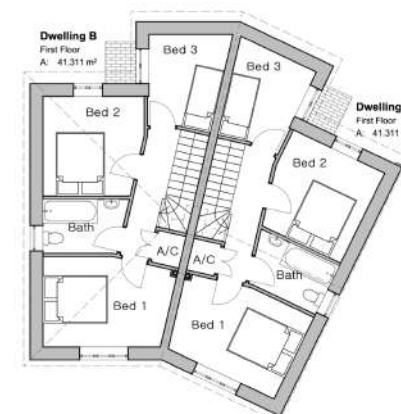
South Elevation



North Elevation



Ground Floor



First Floor



PLANNING PERMISSION
REF: 6/2018/0459 GRANTED
AFTER APPEAL REF:
APP/B1225/W/19/3220929

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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 purchaser's 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. Stationary Office. Crown Copyright reserved.

05/12/2019 Planning Application
Rev Date Amendment

THE GOODS SHED
SANDFORD LANE
WAREHAM BH20 4DX
tel: 01929 557878
mca@morgancarey.co.uk
www.morgancarey.co.uk
MORGAN CAREY ARCHITECTS with MCA Lawray

Scale @A3 1:500, 1:1250

Land adj 11 Bell Street, Swanage

Location + Block Plan

