

FOR SALE FORMER ROYAL BRITISH LEGION CLUB

Legion Lane, Winterborne Stickland, Blandford Forum, Dorset DT11 0NQ



- Offers in the region of, or in excess of £80,000
- Site area approx. 0.033 hectares (0.08 acres)
- With development potential subject to consents
- Freehold with vacant possession

LOCATION

The property is located in Winterborne Stickland which is approximately 4 miles west of Blandford Forum and some 13 miles to the north east of the county town of Dorchester with road access from the A354.

The property is located within the central area of the village at the western end of an unmade track known as Legion Lane which leads off North Street. It adjoins a modern house to the east with a bungalow diagonally opposite and open fields to the west.

DESCRIPTION

The property comprises a detached, timber frame, single storey building with weatherboard elevations under a corrugated tin and felt roof.

We have calculated the property to have an approximate gross internal area of:

129 sq m (1,390 sq ft)

We understand the site area is approximately,

Site area: 0.033 hectares (0.08 acres)

The property appears to be connected to mains water and electricity.

TENURE

The property is available freehold with vacant possession.

The main site has registered title (DT413198). A small section has possessory title (first registration title number DT430932). See attached plan.

SALE

The property is offered for sale by informal tender.

Offers will be considered on both a conditional and unconditional basis. Offers should be submitted using the 'Form of Offer' to Sibbett Gregory, by **12 noon 20th April 2018**.

The Vendor reserves the right not to accept the highest or any offer.

PRICE

Offers in the region of or in excess of £80,000.

We are advised VAT is not payable.



PLANNING

The property lies within a Conservation Area and forms part of an area of Outstanding Natural Beauty.

The Winterborne Stickland and Houghton Village Plan suggests that any development should be low key.

Interested parties should make their own enquiries to the Local Planning Authority regarding their proposed use.

ENERGY PERFORMANCE

The property has an EPC rating of G-(152).

A copy of the full report is available on request.

BUSINESS RATES

We are informed that the property has a rateable value of £1,850. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory

Jon Baron – 01202 661177
jonbaron@sibbettgregory.com

Jonathan Sibbett - 01202 661177
jonathan@sibbettgregory.com





The area outlined in blue is a possessory title. First registration title number (DT430932) copies of the title documents are available on request.



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

