



**Serviced commercial plot with consent for a 2,000 sq ft retail store – For Sale**

Price on application

## Land at Station Road Milborne Port, Somerset

- Serviced greenfield site situated within a substantial residential development of 65 dwellings
- Resolution to grant Planning permission for a retail unit
- Situated at the immediate entrance of the development
- Well located in a central village position with a population of circa 2,800 residents and 1,300 dwellings
- Also potentially suitable (subject to planning) for other commercial uses e.g. Surgery, creche etc.

## **SITUATION**

The land at Station Road comprises a new residential development in the centre of Milborne Port. The land is located within 300m of the A30, which is the main link road between Yeovil and Shaftesbury.

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 mainline railway running to London Waterloo with a station stop at Sherborne.

## **LOCATION MAP**



## **DESCRIPTION**

The site is positioned at the southernmost tip of the wider residential development which is to be built out shortly by a well known regional developer.

## **PLANNING**

The site has a resolution to grant planning permission for a retail store of circa 2,000 sq ft with 10 allocated parking spaces subject to a Section 106 Agreement being completed.

Prospective purchasers should make their own enquiries with the planning authority in relation to their specific requirements.

## **SERVICES**

The site is available as a serviced plot.

## **METHOD OF SALE**

For sale by private treaty

## **PRICE**

Price on application.

## **FINANCE ACT 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

## **VIEWING**

Please contact the Sole Selling Agents if you wish to view the site. For further information please contact **Chesters Harcourt Ltd**:

Telephone: (01935) 415454

Email: [nigel.jones@chestersharcourt.com](mailto:nigel.jones@chestersharcourt.com)

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