

# **PART-COMPLETE DEVELOPMENT SITE ADJACENT TO GREENHILL, SOMERS ROAD, LYME REGIS, DT7 3EX**

## ***SUMMARY SHEET:***

### **THE SITE:**

This part complete development site comprises five detached houses in various stages of construction and all benefitting from sea and coastal views. The site extends to approximately 1.78 acres and plans indicate the proposed houses as having a gross floor areas of c. 240sqm and the remaining two units c. 181sqm. A summary of the properties are shown below:

**Unit 1 –** 4 bedroom detached dwelling, roof complete and slated, external windows and doors fitted, no external cladder/render, chipboard flooring installed, internally plastered, first fix electrics and plumbing, some fixtures appear to be boxed and ready for assembly within the property, such as the kitchen.



**Unit 2 –** 4 bedroom detached dwelling, roof structure complete but only part slated, no external windows and doors fitted, internally joists and studwork but no finishing, some first fix complete.



**Unit 3** – 4 bedroom detached dwelling at early stage of construction, block and beam floors in at DPC level and some retaining piling/walling in situ.



**Unit 4** – 4 bedroom detached dwelling, roof complete and slated, external windows and doors fitted, externally clad, front porch and rear veranda to be constructed, internally chipboard flooring installed, walls plastered, first fix electrics and plumbing, some internal doors fitted, kitchen/utility part installed.



**Unit 5** – 4 bedroom detached dwelling, roof complete and slated, external windows and doors in place, partly externally clad, internally chipboard flooring installed, walls plastered, first fix electrics and plumbing, kitchen/utility part installed.





## **PLANNING:**

A grant of planning consent was issued on 14<sup>th</sup> July 2010 under application reference number 1/D/10/000396. A further application to approved reserved matters was approved under application reference 1/D/13/001000 on the 19<sup>th</sup> November 2013. Finally, a separate planning application ref: 1/D/001725 was approved on 7<sup>th</sup> February 2011 for a 'New Private Access Drive'. For copies of the planning consents and other associated planning documents please contact Alex at Kitchener Land and Planning.

## **METHOD OF SALE:**

The site is being offered for sale by private treaty with a Guide Price of £2,200,000.

*For all enquiries or to arrange a viewing of the site, please contact Alex Munday on 01392 879300 or email [alex@klp.land](mailto:alex@klp.land)*

