



CHAFFERS
ESTATE AGENTS



Plot Littledown, Shaftesbury, SP7 9HD

Investment opportunity - a parcel of land in the region of 0.70 of an acre situated on the northern fringes of the town, lying on the A350.

Immediately adjoining the A350, the land may potentially offer future commercial usage, small residential development, access point etc, of course subject to the relevant planning permissions, etc.

Informal tender -12.00/Midday Friday 7 November 2025, unless sold prior.

Offers Around £125,000 Freehold

Council Tax Band: Exempt

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SITUATION - Shaftesbury

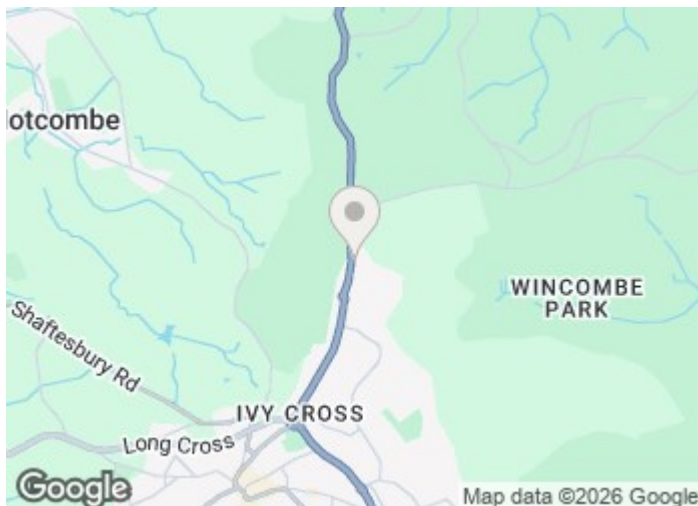
AGENTS NOTES

The land relates the the parcel to the north of the blue line on the attached plan. The bungalow to the south is being sold separately.

Chaffers Estate Agents have not investigated the planning situation with North Dorset District Council, applicants must make their own enquiries.

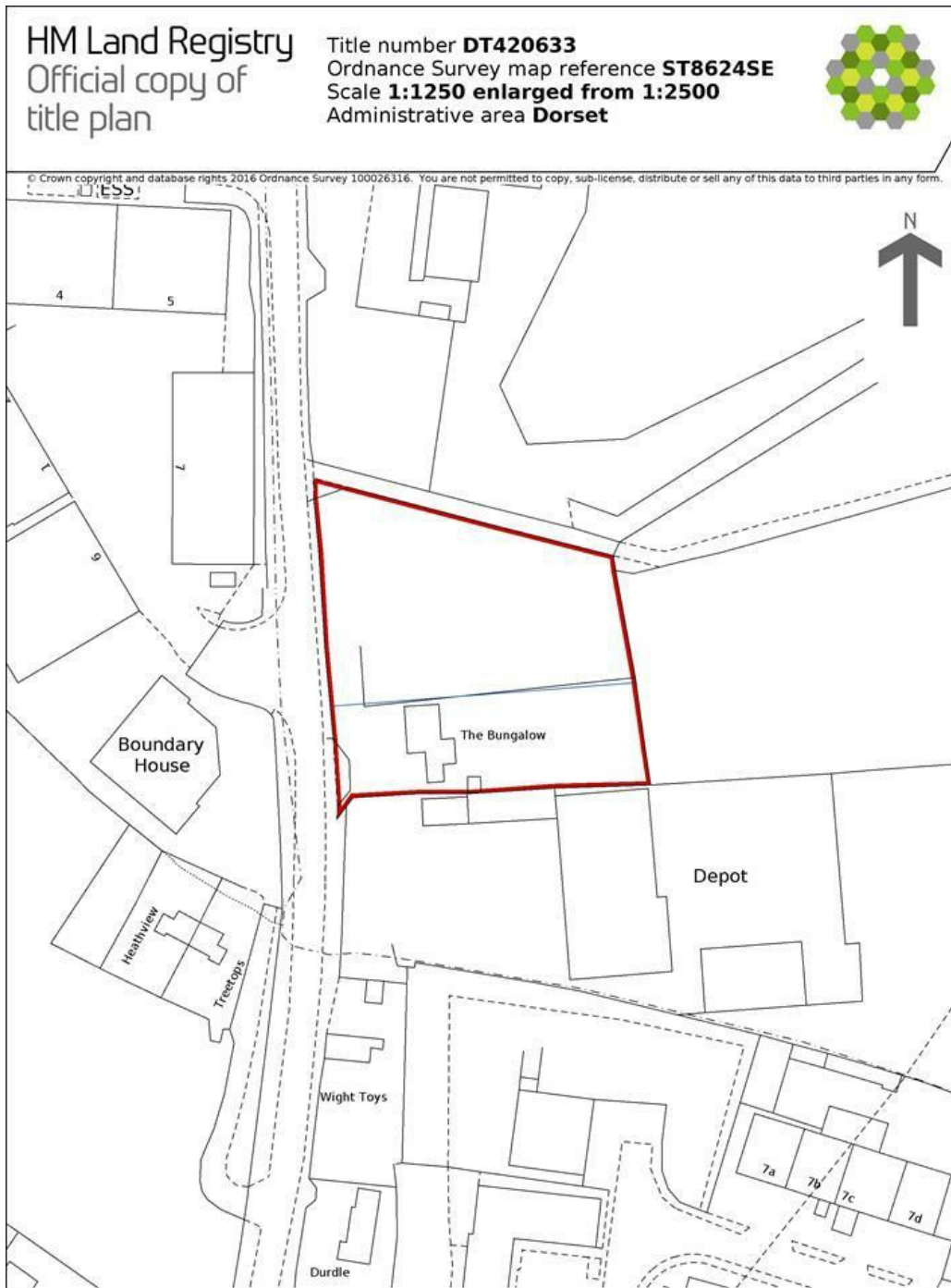
We are seeking best and final offers by informal tender to be submitted by 12.00/midday Friday 7 November 2025, unless sold prior. Ref Littledown AWB.

Location - Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.



Directions

Floor Plan: Not to scale ~ For identification purposes only.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	