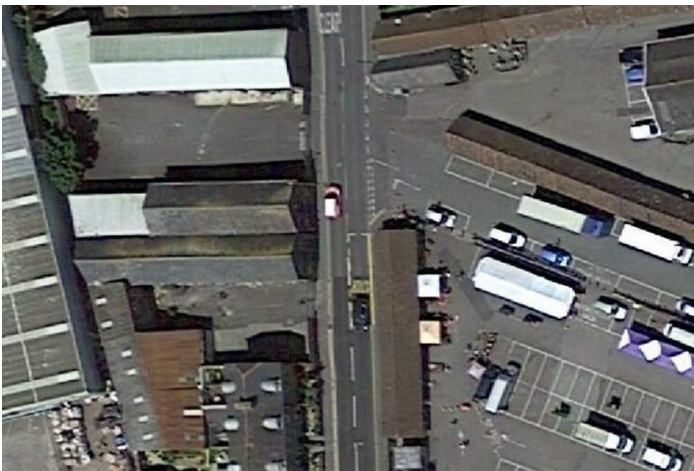


FREEHOLD



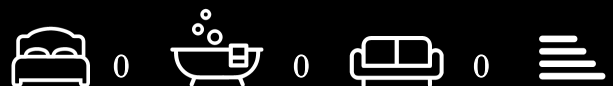
Land - Building Plot (EPC Rating:)

4 MAUMBURY ROAD DORCHESTER,
DORSET,

Guide price

£2,950,000

McLains
— ESTATE AGENCY —



0 Bedroom Land - Building Plot located in Dorchester

Located in the heart of Dorchester, Dorset, this building plot on Maumbury Road presents a unique opportunity for development in a vibrant urban setting. Spanning approximately 0.13 hectares, the site is currently comprised entirely of hard standing, including the existing structure and its surrounding areas.

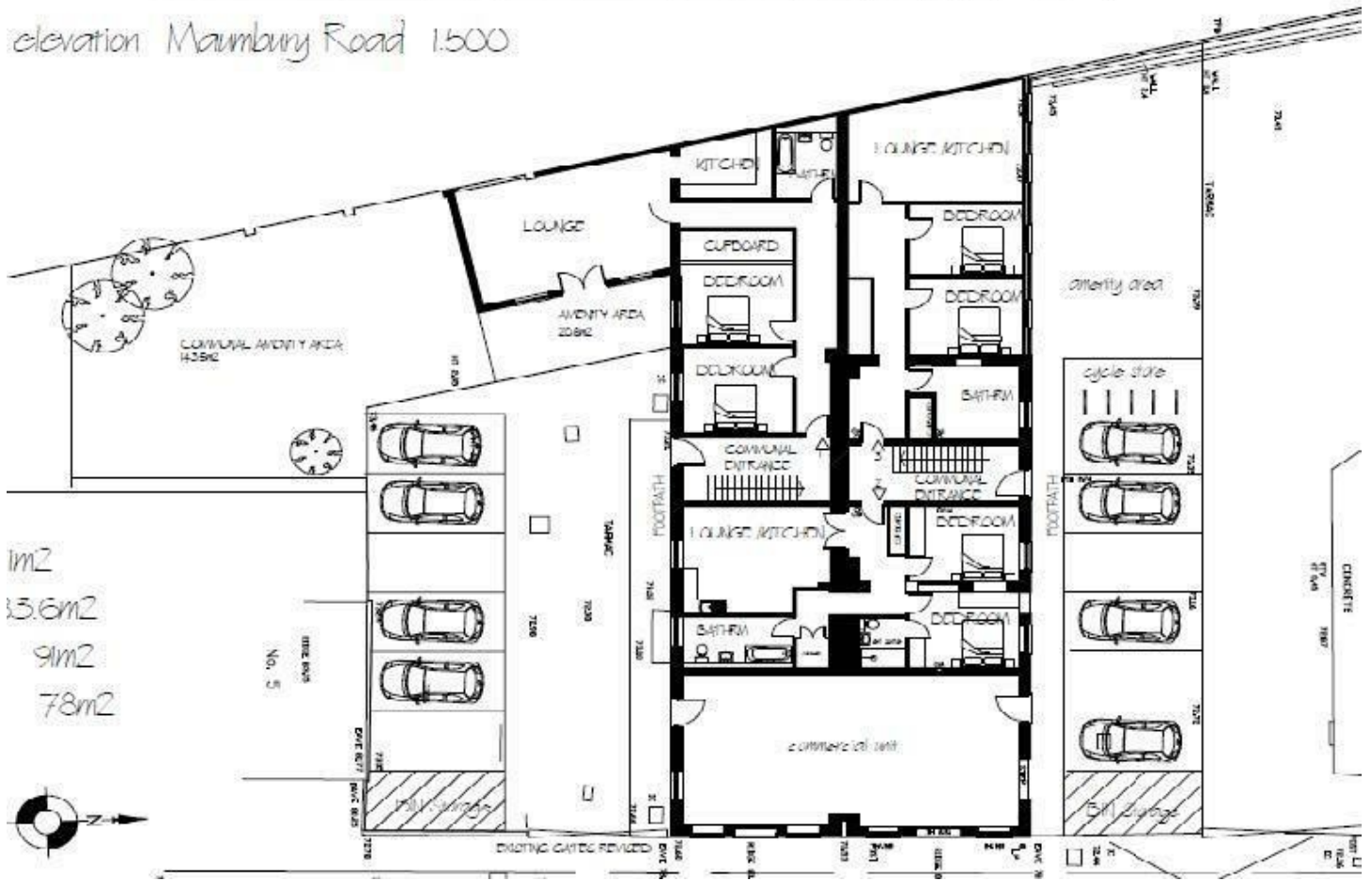
The proposal for this site aims to transform it into accommodation while retaining a commercial unit along the road, utilising the existing hardcore for associated parking. The building itself is two units wide, previously serving as a factory, and features a distinctive W-shaped roof. A notable aspect of the property is the large double-storey corrugated garage lean-to at the rear, which extends 20 metres south.

This property offers a promising canvas for redevelopment, with the potential to create modern living spaces while respecting the ecological considerations highlighted by the recent bat survey. With its central location and the opportunity for commercial integration, this plot is an exciting prospect for developers looking to make their mark in Dorchester.



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elevation Maumbury Road 1.500



1m²
35.6m²
91m²
78m²

Council Tax Band

Exempt

Energy Performance Graph

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	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.