



BAY HOUSE, ULWELL ROAD, SWANAGE
Guide £525,000

This large semi-detached property is situated at New Swanage approximately 1 mile from the town centre and some 250 metres from the sea front. It is thought to have been built around the turn of the 20th Century and is of brick and part stone construction under a clay tiles roof.

The property together with surrounding buildings has recently been used as educational and dormitory accommodation. Planning consent has been granted under application no: P/FUL/2022/03484 for change of use to a private dwelling house.

Ground Floor

- Room 1 5.66m x 3.96m excl bay (18'7" x 13' excl bay), North.
- Room 2 4.36m x 3.99m x (14'4" x 13'1"), South.
- Room 3 3.83m x 3.31m (12'7" x 10'10"), South.
- Room 4 3.75m x 1.71m (12'4" x 5'7"), West.
- Drying Room 4m x 1.97m (13'1" x 6'5").

First Floor

- Bedroom 1 4.82m x 4m (15'10" x 13'1"), North.
- Bedroom 2 4.36m x 3.99m (14'4" x 13'1"), South.
- Bedroom 3 3.97m x 2.98m (13' x 9'9"), North.
- Showers Room 3.84m x 3.31m (12'7" x 10'10"), South.
- Showers Room 2.59m max x 1.82m max (8'6" max x 6' max), West.
- WC 1.7m x 0.81m (5'7" x 2'8"), West.

Second Floor

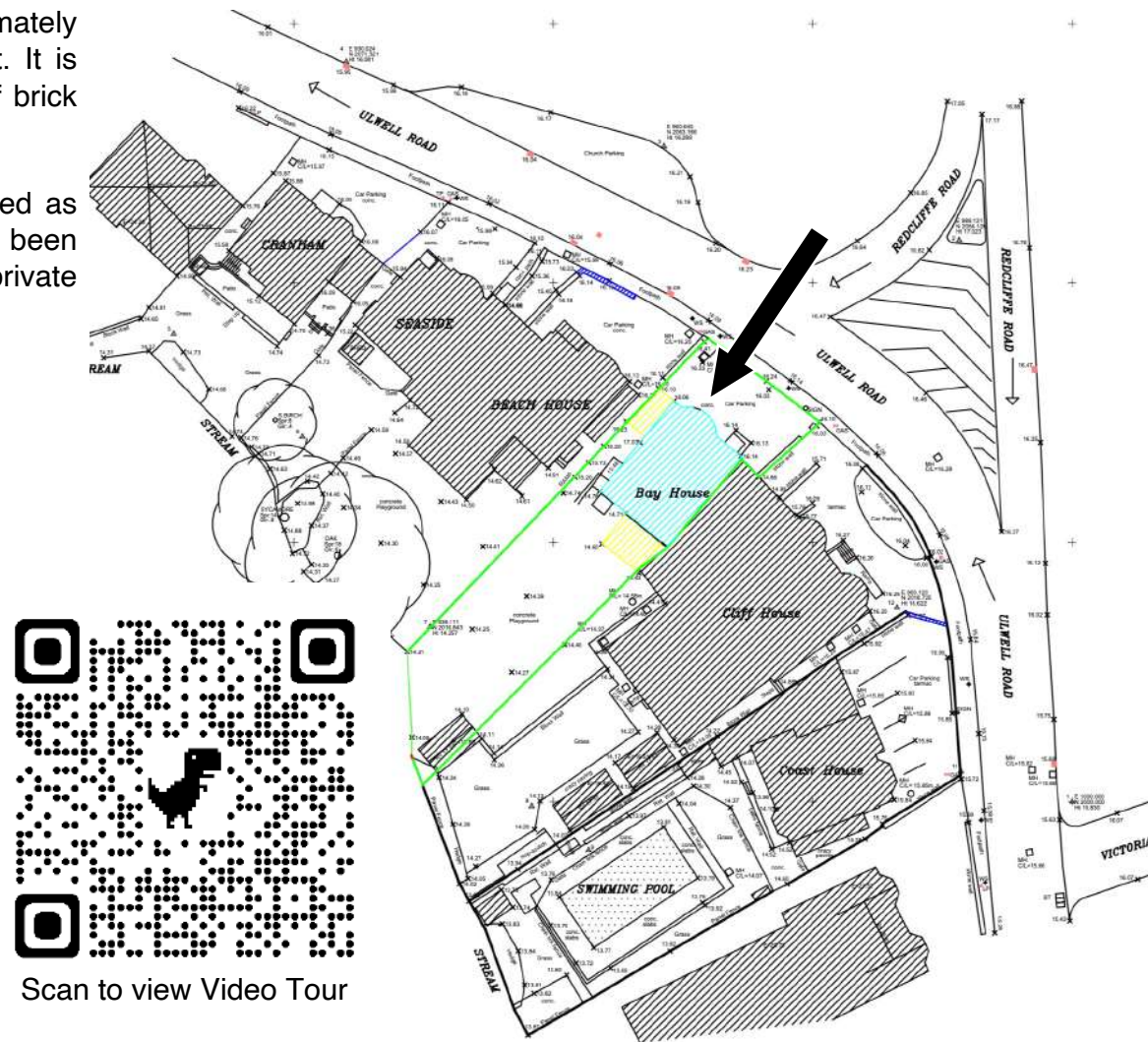
- Bedroom 4 4.92m x 3.34m (16'2" x 11'), South.
- Bedroom 5 4.87m x 3m (16' x 9'10"), North.
- Showers Room 2.38m x 1.99m (7'10" x 6'6"), West.

Outside

At the front of the property there is a hardstanding with parking for 4 vehicles. The enclosed rear garden is concrete paved.

Basement (external access only)

- Store 3.94m x 3.45m (12'11" x 11'4").
- Store 3.94m x 3.33m (12'11" x 10'11").
- Store 3.45m x 3.06m (11'4" x 10').
- Basement 3.06m x 2.36m (10' x 7'9").
- WC



The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The post code for SATNAV is **BH19 1LG**.

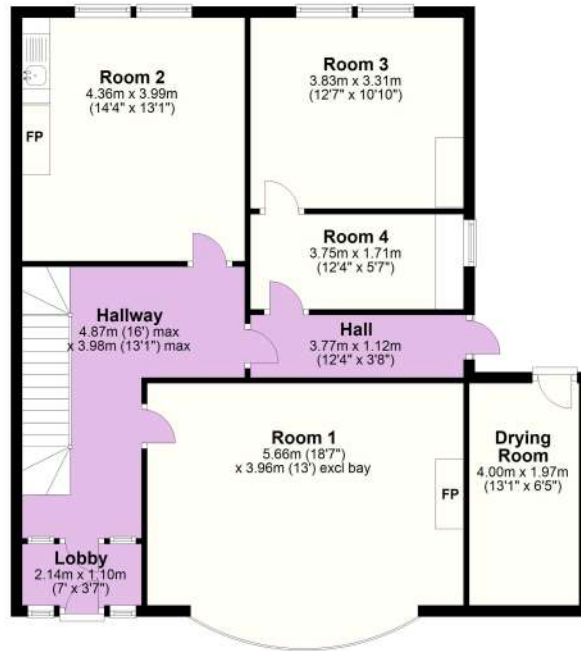
THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

Basement



Total Floor Area Approx. 261.7m² (2,817 sq ft)

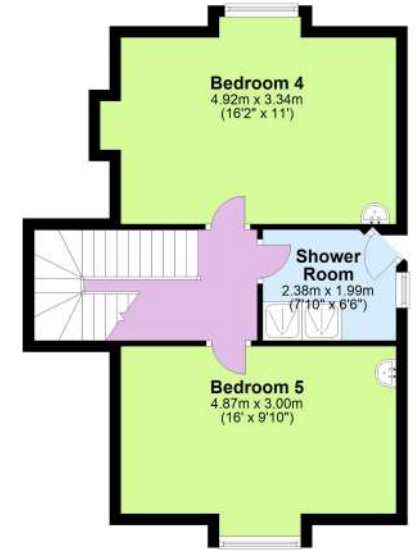
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

Current	Potential
A	99
B	
C	
D	
E	
F	
G	

Very energy efficient - lower running costs.

Not energy efficient - higher running costs.

EPC N/A





This drawing is copyright ©. It is sent to you in confidence. It must not be copied, used or disclosed to third parties without the express permission of DJM DESIGN.



REAR ELEVATION



SIDE ELEVATION (NORTH WEST)



FRONT ELEVATION (NORTH EAST)



SIDE ELEVATION (SOUTH EAST)



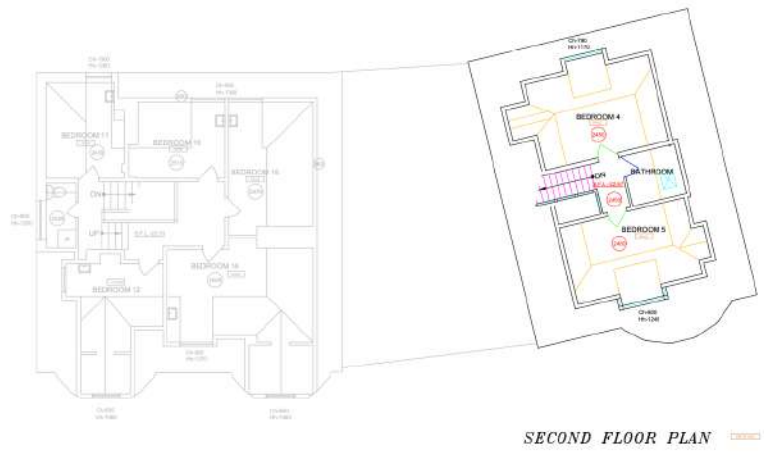
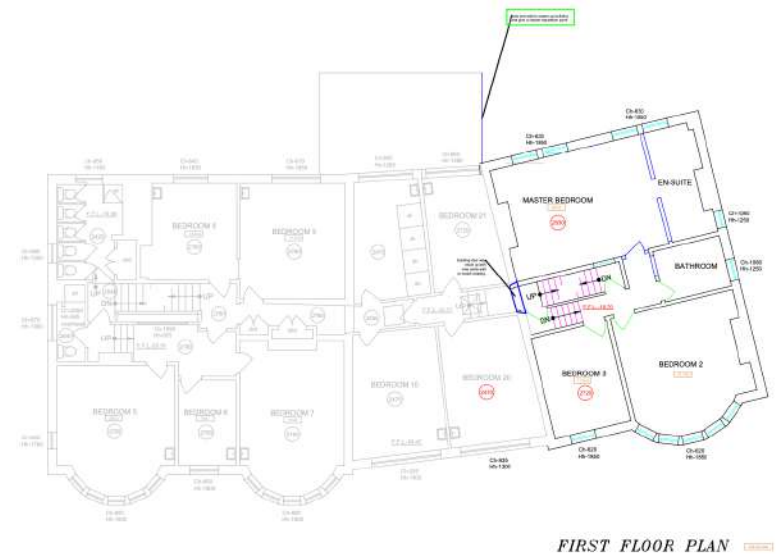
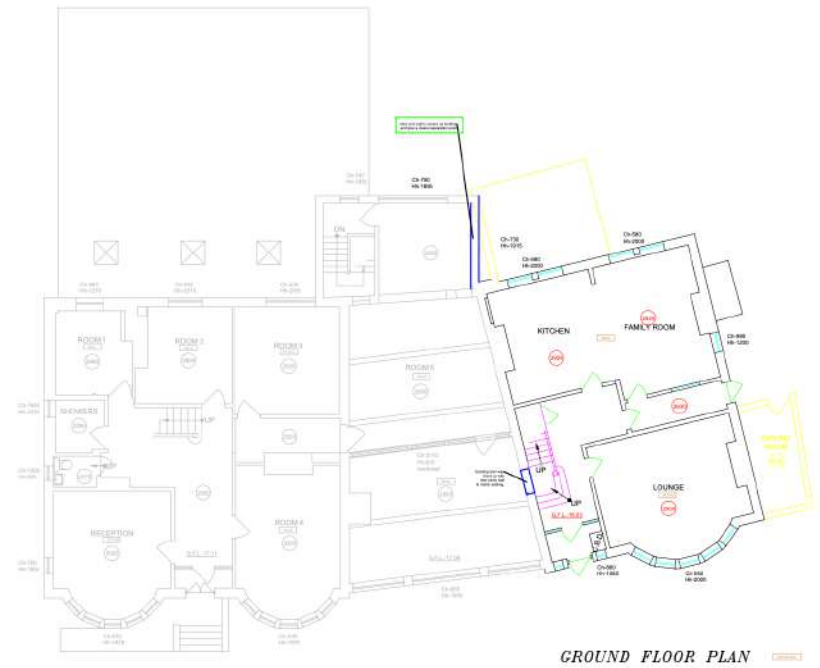
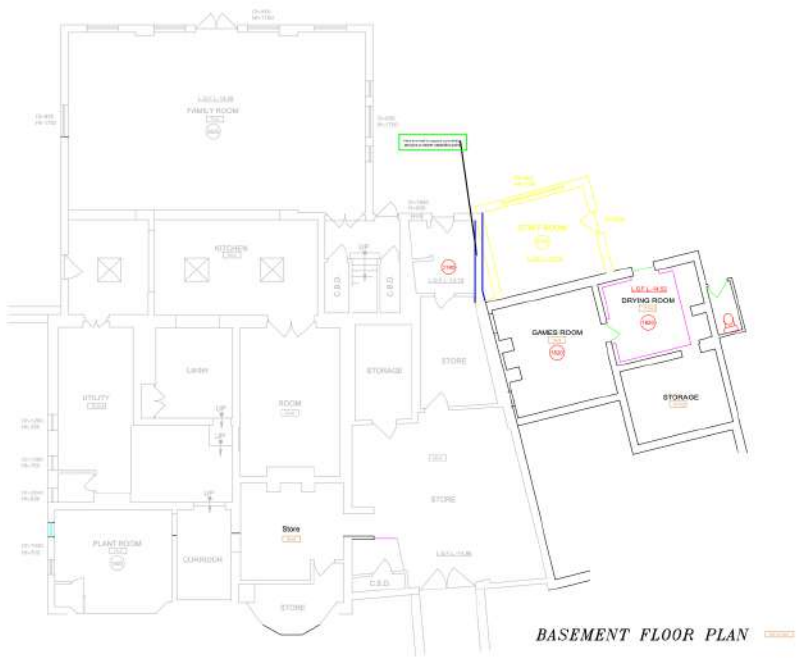
REF.	DATE	REVISION	DRN	CHKD

SITE ADDRESS Bay House, Uwell Road, Swanage.	
CLIENT Mr B Camping	
DETAIL Proposed Elevations	DRG. No BAYPELV1
DATE 10 February 2022	SCALE 1:100 @ A1


DJM DESIGN
 Architectural & Building Regulation
 Design Services
 

15 INGLEWOOD AVENUE QUEENS PARK BOURNEMOUTH DORSET BH8 9Z	PHONE: 01202 303451 MOBILE: 07711 755894 EMAIL: djmdesignservices@gmail.com
---	--

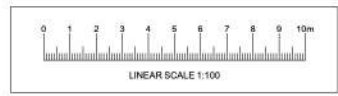
This drawing is copyright ©. It is sent to you in confidence. It must not be copied, used or disclosed to third parties without the express permission of DJM DESIGN.



Proposed Floor plans

TOTAL GIA 261.7m2
TOTAL SITE 513m2

TOTAL GIA 261.7m2



REF.	DATE	REVISION	DRN	CHEK

SITE ADDRESS Bay House, Uwell Road, Swanage.	
CLIENT Mr B Campling	
DETAIL Proposed Floor plans	DRG. No BAYPP01
DATE 11 February 2022	SCALE 1:100 @ A1

DJM DESIGN
Architectural & Building Regulation
Design Services

LABC

15 INGLEWOOD AVENUE
SUIRNS PARK
BOURNEMOUTH
DORSET
BH8 3JZ

PHONE: 01202 303451
MOBILE: 07711 755294
EMAIL:
djm@designservices@gmail.com