



**SANDS, ULWELL ROAD, SWANAGE**  
**Guide £275,000**



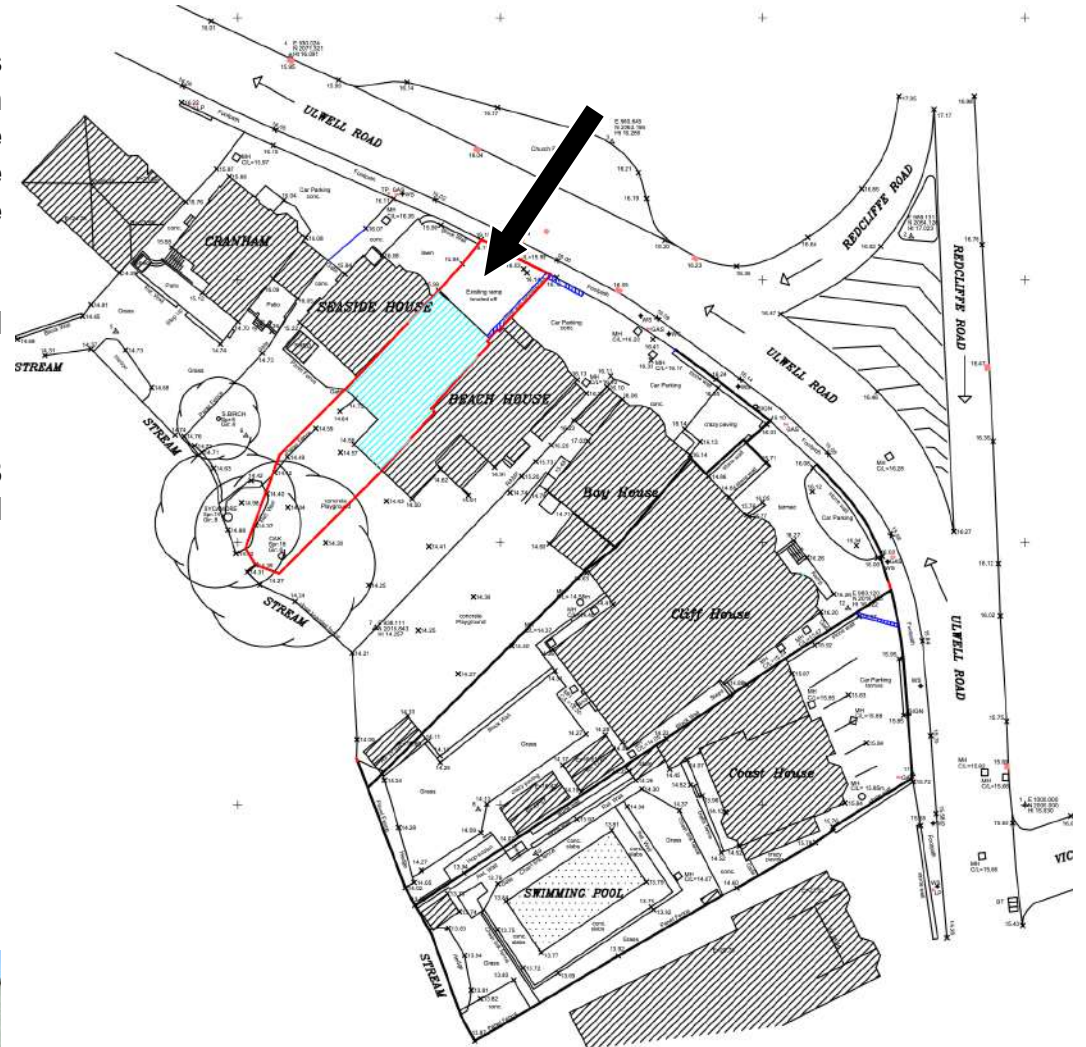
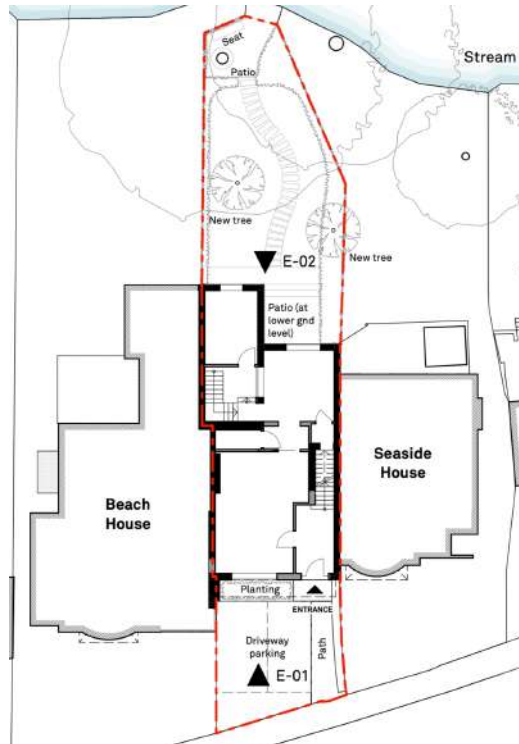
## DEVELOPMENT OPPORTUNITY

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 be developed into a private, mid-terrace dwelling house. The property could be made habitable as a 3 bedroom house or a larger scheme such as the CGIs attached, which is subject to a further planning consent.

Situated at New Swanage approximately 1 mile from the town centre and some 250 metres from the seafront.

## Proposed Accommodation

Living Room, Family Room, Study, Cloakroom, Kitchen/Dining Room, 3 Bedrooms, En-Suite Shower Room, Bathroom. Rear Garden, Off-Road Parking for 2 Vehicles.



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 42284**. The post code for SATNAV is **BH19 1LG**.

Property Ref ULW1694

Council Tax To be Assessed

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.

