



**PLOT ADJ. 48 VICTORIA AVENUE, SWANAGE**  
**Guide £350,000 - For Sale by Tender, Closing Friday 26 January 2024**

This is a rare opportunity to acquire an area of land with development potential situated in a popular residential area approximately half a mile level distance from the town centre and Swanage beach.

The land is offered without any planning consent, however, we believe the site is suitable for a small block of apartments. A pre-planning application has been submitted to Dorset Council; and a response is currently awaited.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage 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.

The plot is offered for sale by tender (unless sold previously) and interested applicants are requested to submit their best bids in a sealed envelope, clearly marked tender for **Plot Adj. 48 Victoria Avenue, Swanage** by no later than **12 Noon on Friday 26 January 2024**. Tender forms are available upon request from our office. The sellers reserve the right not to accept the highest or indeed any offer.

**PLOT SIZE** approx. 0.109 of an acre (approx. 0.44 of a hectare), with a frontage of 10.92m and an overall depth of 37.11m (frontage of 35'9" and an overall depth of 121'9")

**SERVICES** All mains services are available.

**VIEWING** By appointment only please through the agents, Corbens, 01929 422284. The postcode for this site is **BH19 1AN**.

Property Ref: VIC1144



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.