



Chancery House



STAGS

Chancery House

, Chancery Lane, Bridport, DT6 3JT

Town Centre Location

A redevelopment/rental investment opportunity – A substantial building with planning permission for conversion to create 8 flats in a prime town centre location

- Rare redevelopment/rental investment
- Subject to Section 106 Agreement
- To let as social rented dwellings
- 1-2 bedrooms, patio/terraces
- Town centre location
- Planning permission for 8 flats investment
- Affordable housing scheme
- Rent subject to Local Housing Allowance
- Conversion work started
- Freehold. Council Tax Bands TBC

Guide Price £225,000

THE PROPERTY

Chancery House is a substantial, attached, three storey building, built in 1997 and formerly used as a day centre for the elderly. It is traditionally built with brick faced elevations.

PLANNING PERMISSION

Granted in January 2022 for conversion to create eight flats. Application No. P/FULL/2021/00316.

SECTION 106 AGREEMENT

The scheme is subject to a Section 106 Agreement – Affordable Housing Scheme – Providing Affordable Housing Units as Social Rented Dwellings. The units can only be let as Social Rented Dwellings and subject to a ceiling rent under the Local Housing Allowance.

The Section 106 Agreement is available on request.



THE PROPOSED SCHEME

Eight flats in total comprising:

Ground floor – Flat 1 – 2 bedrooms with patio. Flat 2 – 1 bedroom with patio. Flat 3 – 2 bedrooms with patio.

First floor - Flat 4 – 2 bedrooms with terrace. Flat 5 – 1 bedroom with terrace. Flat 6 – 2 bedrooms with terrace.

Second Floor - Flat 7 – 1 bedroom. Flat 8 – 1 bedroom.

No off-road parking facilities.

SITUATION

Located in the heart of the town centre in a narrow through back alley between East Street and Chancery Lane.

Bridport is a charming, historic and highly sought after market town famed for its wide Georgian streets. There are excellent business, shopping and leisure facilities.

SERVICES

All mains services are available although purchasers must make their own enquiries.

LOCAL AUTHORITY

Dorset Council www.dorsetcouncil.gov.uk

VIEWINGS

Strictly by appointment with Stags Bridport Office.

DIRECTIONS

From Stags Bridport office in South Street, proceed to the Town Hall and turn right into East Street. The entrance to Chancery Lane is after a few hundred yards on the right just behind The Bull Hotel.

FURTHER INFORMATION

Please contact Martin Bowen-Ashwin
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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