

**Substantial 3 storey former hotel with
planning permission for conversion into 8
residential units**



Former White Hart Hotel, Hogshill Street, Beaminster, DT8 3AE

For Sale - £495,000

**Chesters
Harcourt**

SUMMARY

- Iconic period building set in the heart of a very popular country town
- Planning and Listed Building Consent obtained
- Attractive central courtyard
- Circa 6,500 Sq Ft

LOCATION

This substantial period former Hotel is located just off the main square in the centre of the very popular country town of Beaminster in West Dorset. The town is located approximately 6 miles north of the market town of Bridport and a further 2 miles from the Jurassic coast at West Bay. The regional commercial centre of Yeovil is approximately 13 miles to the north, and Dorchester, the County town is 20 miles to the east.

THE PROPERTY

The Former White Hart hotel comprises at the front 3 storey accommodation which was primarily function rooms and letting bedrooms. The ground floor which was the original bar area has already been converted into 3 shops, which are let and being retained by the Sellers under a 999 year lease. There is an archway leading to a central courtyard with single storey and 2 storey accommodation which formed ancillary areas to the hotel but has been converted into other shops. These are vacant predominantly save for two units which are on a short term lease. A passageway leads to an enclosed derelict garden which is not part of the property being sold. A pedestrian right of way is reserved to that area.

SERVICES

All main services are believed to exist close by .



PLANNING

The property is a Grade 2 Listed Building. Planning Approval and Listed Building Consent was obtained in 2006 for the conversion of the building into 8 flats excluding the ground floor shops at the front. These comprise five 1 bed units and three 2 bed units. Minor works were carried out by the Sellers to commence development at that time and Dorset Council have confirmed by the issue of a Certificate of Lawfulness in December 2021 that planning conditions in the 2006 approvals were discharged and as a consequence the permissions were crystallized. Prospective purchasers must satisfy themselves however on all relevant planning issues.

TENURE

The property is sold freehold with the Sellers retaining a 999 year lease of the front shops. The Seller will retain responsibility for the maintenance of those shop fronts and pay a percentage of the insurance premium of the building as a whole .

PRICE

£ 495,000

VAT

Not Applicable

EPC

Each unit has a sperate EPC assessment and these vary between C, D and E.

FURTHER INFORMATION

For any further information please contact info@chestersharcourt.com

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