

**33 ACRES  
WITHIN  
WEYMOUTH**

*Laurence*  
**GOULD**



**FOR SALE AS A WHOLE**  
**Subject to survey & contract**  
**Guide price £200,000**

**Laurence Gould Partnership Ltd:**  
The Farm Office  
Furze Farm  
Horton-cum-Studley  
Oxford OX33 1DG

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## LOCATION

The land is situated South of the Littlemoor Road, Weymouth, either side of the A354 relief road:



## DIRECTIONS

Postcode DT3 6AX

Head South from Dorchester on the A354 to Weymouth and come off at the roundabout at Littlemoor onto the A353 Littlemoor Road. Go straight over the roundabout immediately following this, and turn right into Louviers Road. The site can be accessed through the hedge 500m on the right.

The Western part of the site can be accessed via the footbridge over the A354, or via the footpath leading from Upwey station.

## VIEWING

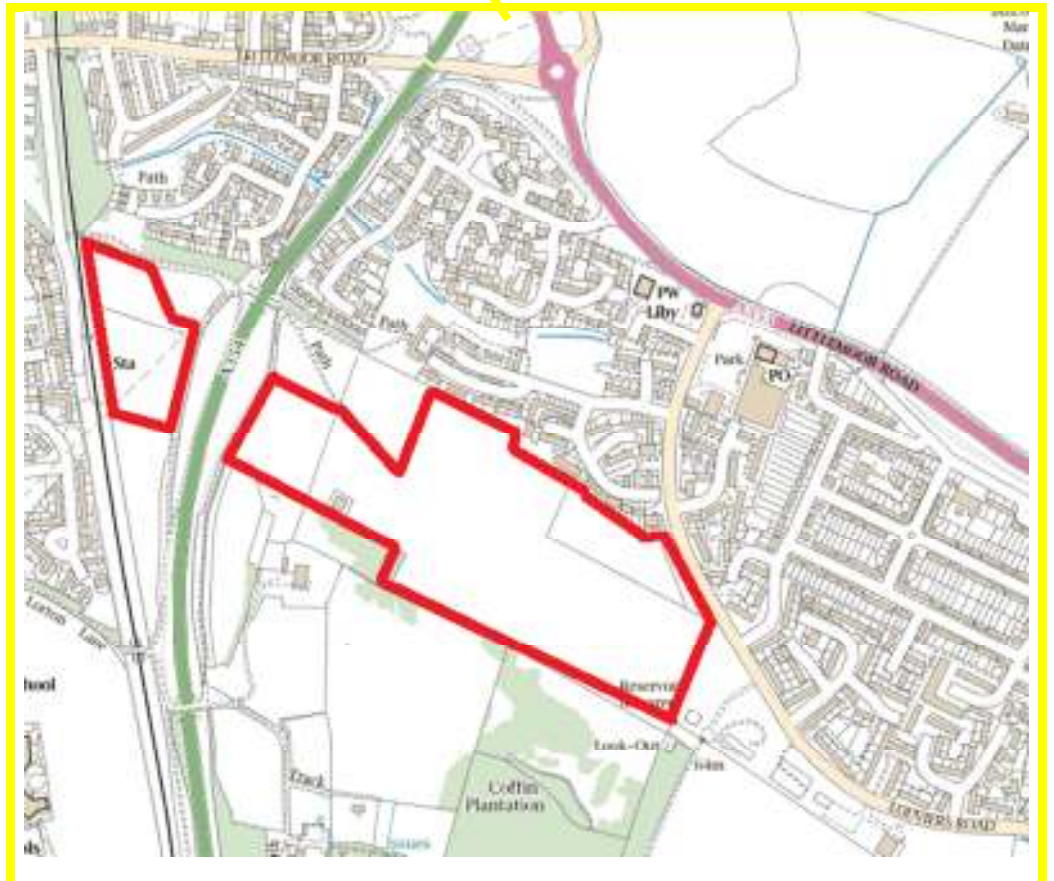
Prospective purchasers are requested to register their interest with the Vendor's Agent before viewing. Viewing of the property is entirely at the risk of the enquirer, and neither the Vendor nor his Agent accepts any responsibility for any loss, damage, injury or accident during viewing.

## DESCRIPTION

A block of grassland that extends to approx 33 acres situated within the borough of Weymouth & Portland, and overlooking Weymouth Bay. Some 27 acres is located to the East of the Weymouth Relief Road with a further 5 acres to the West next to Upwey railway station. The Eastern parcel adjoins the settlement of Littlemoor to the North and Lorton Nature Reserve to the South.

## TENURE & POSSESSION

The Land is being offered for sale Freehold with Vacant Possession on Completion. A 10% deposit will be due upon Exchange of Contracts.



## **METHOD OF SALE**

The freehold is being offered for sale by private treaty as a whole. Offers should be made to the Agent's office at the address below.

## **SPORTING AND MINERAL RIGHTS**

All sporting and mineral rights, as far as they are owned, are included in the sale.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The Land is subject to all public and private existing Rights of Way, drainage, water, electricity supplies and all other rights and obligations, quasi easements and wayleaves whether referred to in these particulars or not. No warranty is given in regard to the water service, and prospective purchasers must make their own enquiries as to the suitability and availability of all services. A bridleway crosses the length of the site on a SE-NW axis, and there is an electricity pylon on the Western parcel.

## **PLANS, SCHEDULES AND AREAS**

These have been prepared as carefully as possible and as shown edged, lineated or highlighted on the attached plan for identification purposes only. The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas, and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

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## **VENDOR'S AGENT**

Laurence Gould Partnership Ltd	m: 07976 293956
The Farm Office	
Furze Farm	t: 01865 351775
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## **VENDOR'S SOLICITORS**

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## **IMPORTANT NOTICE**

1. These particulars are a fair and accurate general outline only for the guidance of the intending Purchasers and do not constitute an offer or contract or any part of an offer or contract.
2. All descriptions, dimensions, reference to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Laurence Gould for the accuracy of individual items. Intending Purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of plots and buildings should be checked. Metric/imperial conversions are approximate only.
3. Intending Purchasers should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Laurence Gould and any person in their employ does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representations or warranty in relation to this property. No responsibility is taken by Laurence Gould for any error, omission or mis-statement in these Particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers in inspecting the Property, making further enquiries or submitting offers for the Property,.
6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.
7. These Particulars were prepared in June 2017.