

RAILWAY HOUSE  
2 REMPSTONE ROAD  
SWANAGE  
DORSET  
BH19 1DW  
*Opposite the Steam Railway Station*



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



### High Street, Swanage, BH19 3HD

PLANNING APPROVAL GRANTED TO EXTEND AND CONVERT a studio and premises to CLASS C3 dwelling house to be occupied by persons as their sole or principle residence. FULL DETAILS ON REQUEST.

- Detached studio/premises in a Village location
- Kitchenette
- Timber outbuilding/bicycle store. Paved garden with sunny aspect
- Being SOLD WITH NO FORWARD CHAIN
- PLANNING APPROVAL GRANTED TO EXTEND & CONVERT TO A DWELLING HOUSE (Class C3)
- Shower room/W.C.
- RARE OPPORTUNITY
- Main room with wood burner
- Extension will provide a bedroom
- Full details on request

**Guide Price £225,000**

# High Street, Swanage, BH19 3HD

## SITUATION:

Within the Langton Matravers conservation area convenient for access to the village centre and open country walks. Langton Matravers is situated approximately 2 ½ miles to the west of the seaside town of Swanage.

## DESCRIPTION

A detached single storey Purbeck stone property currently classed as a Studio/premises with planning approval granted for extension and conversion to a Class C3 dwelling house. Further details on request.

## Please note:

Planning approval was granted on 15th December 2025 (Ref: P/FUL/2025/05747) subject to the redevelopment beginning within three years from the date of permission. It is a further condition of the approval that the dwelling shall only be occupied by persons as their sole or principal residence (further details on request). The property is being sold with NO FORWARD CHAIN!

## MAIN STUDIO ROOM (W):

16'11" x 8'8" (5.18 x 2.65)

Wooden front door vaulted and beamed ceiling, fireplace with stone hearth and wood burning stove, storage cupboard with power point. Wooden door to garden.

## KITCHENETTE:

5'10" x 4'6" (1.79 x 1.38)

Borrowed light, brick effect tiled floor, sink unit with mixer tap and work surface with cupboards, shelving and microwave housing under, sliding shelved cupboard. Door to:

## SHOWER ROOM/W.C.:

Tiled shower cubicle with mains shower unit, concealed cistern W.C., wash basin with mixer tap, tiled splash backs, brick effect tiled floor, shelving.

## OUTSIDE:

Enclosed, paved garden with Purbeck stone boundary walls, timber summer house.

## APPROVAL:

The approval permits a single storey extension to the east of the existing property to provide a bedroom. In the garden a cycle parking facility is to be built prior to the property being occupied/utilised, and this too, is a condition of the grant of approval.

## N.B.:

A CIL (Community Infrastructure Levy) Notice has been served for the sum of £8,959.92. Payments towards this sum will commence within 60 days of the commencement of the approved works by the purchaser, in accordance with the Council's CIL payment instalment policy. Further details on request.

## ADDITIONAL INFORMATION:

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Wood burning stove. Broadband: Fttc ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

## BUSINESS RATES:

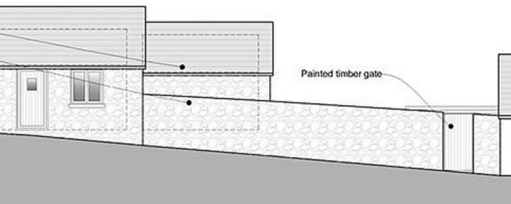
As the existing property is classed as a Studio/Premises it currently has a rateable value of £1825 (from 1st April 2026). Interested applicants should make their own investigations of the relevant department to ascertain the amount payable per annum.

## VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

## N.B.:

Being a standalone building of less than 50m2 we are advised an EPC is not required)



**THE PROPERTY MISDESCRIPTION ACT 1991:**

These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.



