



Springwell Court

CARLTON ROAD SOUTH

**Carlton Road South**  
Weymouth, DT4 7PJ



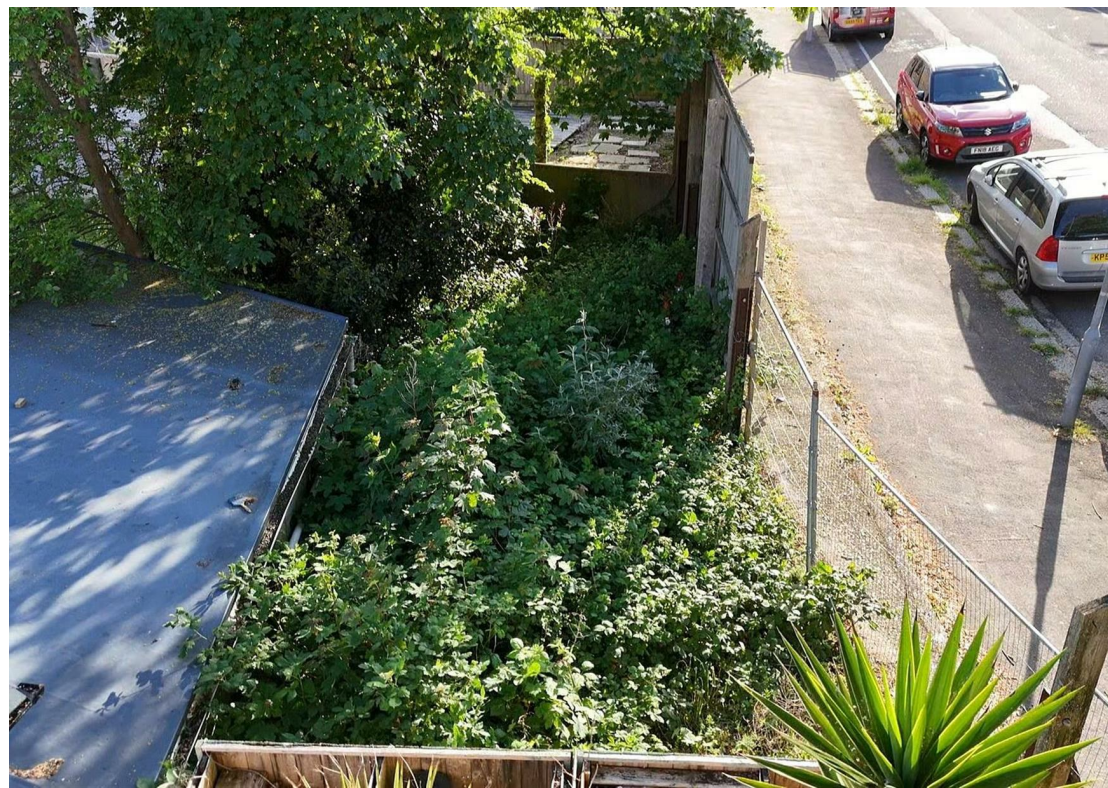
**Offers In Excess Of  
£12,500 Freehold**



# Carlton Road South

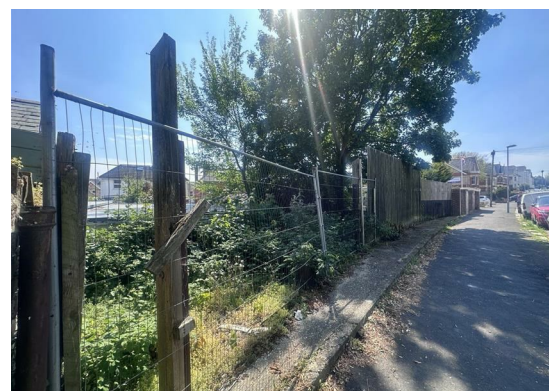
Weymouth, DT4 7PJ

- Land For Sale
- Scope to Build Garages / Storage Unit Subject to Planning Permission
- Great Investment Opportunity
- Option for Private Recreational Use
- Weymouth Beach a Stones Throw Away
- Close to Local Amenities
- Weymouth Town Centre On Hand





A RARE OPPORTUNITY to acquire a piece of LAND to the South side of Carlton Road South. The land is situated moments from Award Winning Weymouth Beach, Town Centre and a range of local amenities, to include but not limited to, convenience stores, restaurants and eateries.



The land does not currently have planning permission; however, it does present a great investment opportunity for a row of garages/ stores subject to planning permission. The site could also be utilised for recreational usage.



### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Land  
Tenure: Freehold

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	