



Swanage Road

Studland

BH19 3AE

UNIQUE OPPORTUNITY TO PURCHASE A PRIME POSITION PROPERTY WITH SEA VIEWS IN THE HEART OF STUDLAND VILLAGE. IN NEED OF FULL REFURBISHMENT OR POTENTIAL TO BUILD NEW HOME

Guide Price £700,000

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Studland is a delightful village situated on the eastern point of the Isle of Purbeck. Much of the village, surrounding countryside and extensive beach is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty. There is three miles of sand and safe bathing at Studland Beach, culminating in the magnificent chalk outcrop known as “Old Harry Rocks” and the start of the World Heritage Jurassic Coast. The village has a popular pub and the exclusive Pig on the Beach (restaurant/hotel). It is also well served by a village store, there is a popular riding school/stables and an international Golf Club on the outskirts of the village.

Studland properties are highly desirable with many purchased as family homes or multi-generational holiday retreats, remaining in the same family for years. Studland offers an unrivalled location, stunning views and a chilled lifestyle within a few minutes’ walk of the beaches, clifftop walks, protected heathland, delightful public houses and restaurants, all within easy reach and a short ferry crossing ride to Sandbanks, Canford Cliffs, and Bournemouth.

The existing property is in need of complete refurbishment and renovation and could be reconfigured to become a comfortable family home as it once was, but this will not be without addressing some major building work.

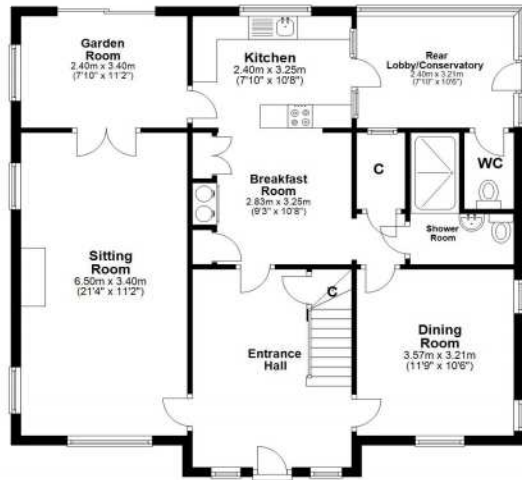








**Ground Floor**  
Approx. 128.7 sq. metres (1384.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Grant of Planning Permission – Application No: 6/2020/0615

<https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2020/0615>

This planning application was approved more than 3 years ago and has therefore lapsed. It may be possible to reinstate the permission or to re-apply with revised plans

**First Floor**  
Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 190.5 sq. metres (2050.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





Viewing by appointment only:

**Albury & Hall (Swanage) Ltd, 24 Station Road, Swanage. BH19 1AF**

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