LAND AT CORFE ROAD

gth

STOBOROUGH , WAREHAM









Land at Corfe Road

Stoborough, Wareham, Dorset, BH20 5AA

Wareham 0.7miles; Swanage 9.50 miles; Poole 10.10 miles;

An exciting opportunity to acquire a single enclosure of permanent pastures extending to approximately 1.57 acres (0.64ha) in the sought-after Isle of Purbeck.

For Sale by Private Treaty

Freehold Guide Price £30,000

LOCATION

Stoborough is a popular Dorset village located immediately south of the historic market town of Wareham, within the heart if the Isle of Purbeck. The village benefits from a range of local amenities and enjoys easy access to some of Dorset's most celebrated landscapes providing immediate access to some of Dorset's most celebrated countryside, coastline and protected landscapes. The surrounding area is renowned for its exceptional natural beauty, with attractions including Arne Nature Reserve, Studland Bay, Corfe Castle and the sandy beaches of Swanage.

The village offers a rare balance of tranquil country living and practical convenience, making it one of Dorset's most desirable residential locations.

The village offers convenient access to the A351, linking Wareham with Swanage and the wider Purbeck area, whilst the nearby A35 provides connections to Poole, Bournemouth and Dorchester. Wareham railway station offers direct services to London Waterloo, making the area attractive to both residents and businesses.

DESCRIPTION

The land extends to approximately 1.57 acres (0.64 hectares) and comprises a level enclosure of permanent pasture situated within the highly attractive Purbeck countryside, as shaded red on the attached Site Plan. The majority of the land lies within the Wareham Meadows Site of Special Scientific Interest (SSSI) and entirely within the Dorset National Landscape, reflecting the area's recognised environmental and landscape significance. Set within a particularly picturesque location on the edge of Wareham, the land offers potential for grazing, conservation, and wider amenity uses, subject to any necessary consents. Its combination of accessibility, environmental interest and attractive setting makes it a rare opportunity within this sought-after part of Dorset.

Historically, the land has been utilised for grazing and mowing and is

classified predominantly as Grade 5 on the Agricultural Land Classification maps of England. The field is level-lying in nature and is enclosed by roadside rail fencing along part of its boundary, with post and wire fencing with mature hedgerow trees.

ACCESS

The land is conveniently located with direct road access to the west from Corfe Road with a secure gated access.

SERVICES

We understand the land is not connected to any services.

DESIGNATIONS

The land lies within the Dorset National Landscape (formerly the Dorset Area of Outstanding Natural Beauty), Dorset Heaths National Character Area, and Important Bird Area (IBA).

AGRI-ENVIORNMENTAL SCHEMES

The land is not subject to any schemes.

TENURE

The freehold will be available with vacant possession available upon completion.

METHOD OF SALE

For Sale by Private Treaty.

AGENTS NOTE

The successful purchaser will be required to erect a stock proof fence marked A-B-C on the attached Site Plan.

DIRECTIONS

What3words:///pancakes.suspect.fatherly

RIGHTS OF WAY, EASEMENTS, ETC

The land, as far as required by the Vendors, will be conveyed, subject to all other private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

TOWN & COUNTRY PLANNING

The land, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so at their own risk. Neither the Vendor nor Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. The land and outbuildings are potentially a hazardous environment and for prospective purchasers own personal safety, please be vigilant.

ADDITIONAL INFORMATION

Broadband: FFB—Superfast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, Vodaphone and Three. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at high from River/Sea flooding and high risk from Surface Water flooding. (GOV.UK)

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





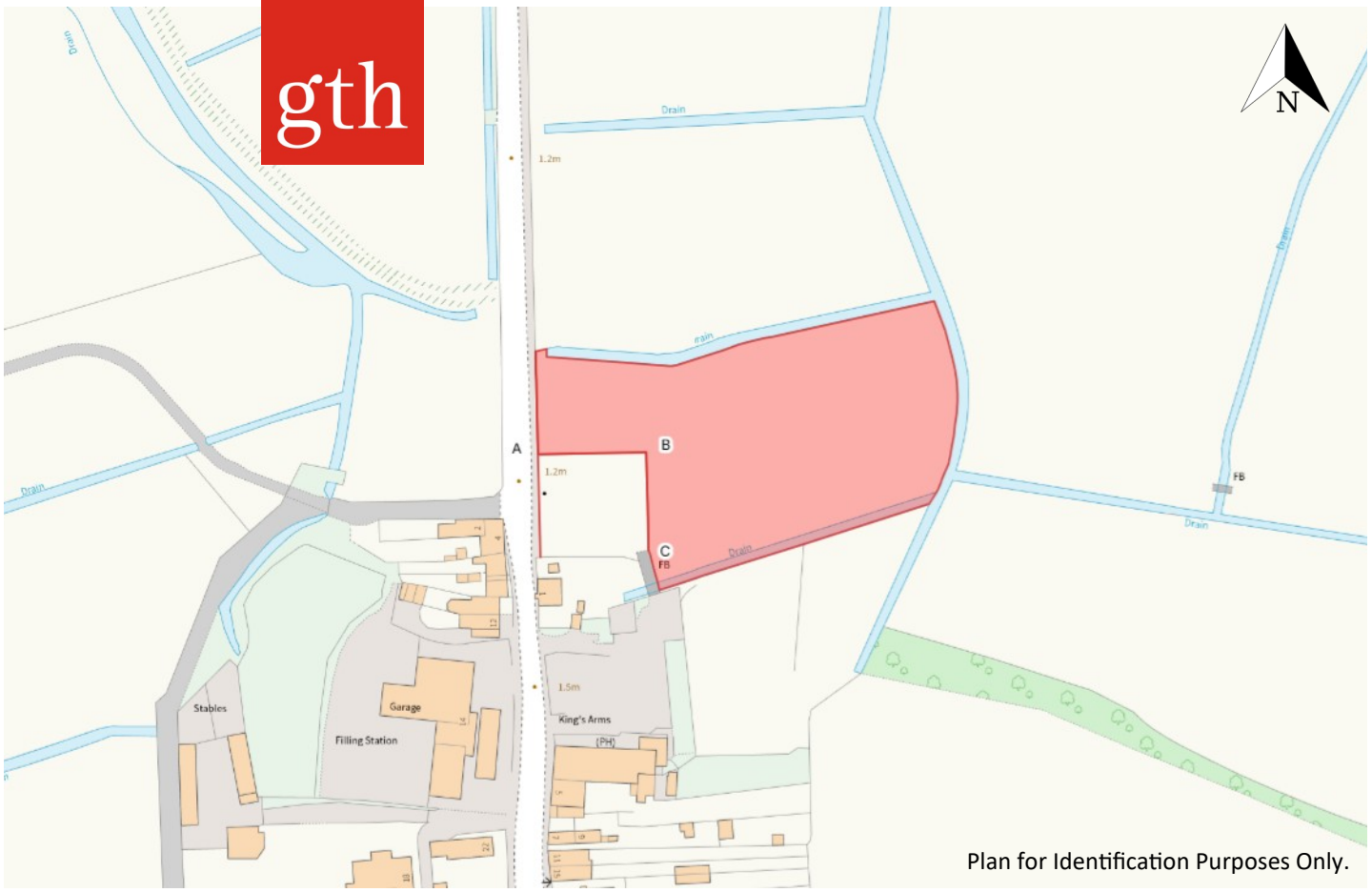












Plan for Identification Purposes Only.

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Westgate House, 45 High West Street

Dorchester, Dorset, DT1 1UT

Email: residential.dorchester@gth.net

Tel: 01305 268786 | Ref: DOA260032

GREENSLADE TAYLOR HUNT

www.gth.net