



Campsite And Seven Stars Public House  
Moreton, Dorchester, DT2 8RL

£2,000,000





## Campsite And Seven Stars Public Moreton, Dorchester, DT2 8RL

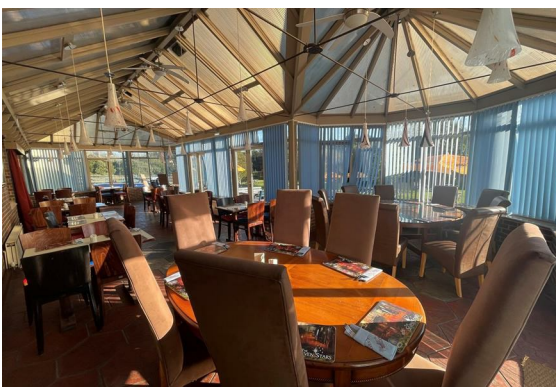
The St Quintin Property Group are delighted to offer to the market place for the first in 32 years this stunning example of a well established campsite & country pub set in the heart of the sublime Dorset Countryside. Perfectly positioned attracting clientele for many years from Wareham, Dorchester, Weymouth, Poole, Bournemouth, Blandford, Wimborne, Swanage and the nearby commuter village of Wool, this popular pub and gardens is highly regarded, known and frequented by the masses due to its high quality and ability to seat up to 300 covers per sitting.

Steve and Gill have released a statement : ' It is with a heavy heart that we are moving on from this wonderful environment that has brought us decades of prosperity and family living that far exceeded our initial expectations all that time ago, but there comes a time where retirement calls out to us all and whilst we have been putting that off for many years, we now believe that the time has come for the joy of being the proud custodians of these premises to be passed on' .

Comprising of two restaurants (including a 90 seater conservatory), a large car park, a beer garden with extensive seating, a kids playground, a modern commercial kitchen and 4/5 bedroom first floor accommodation, this perfect example of a thriving free house really does have it all.

The premises includes a well maintained campsite which attracts multiple guests and with their own 'Pub Walk' and extensive car park, coach parties are not an uncommon site bringing with it the associated trade. A large garage which was formally the coach house has been used for storage for many years however it is the agents opinion and subject to relevant planning permission that much more could be made of this large structure.

Suitable parties are advised to contact us directly to arrange an appointment to inspect the premises as we feel it essential to soak up not just the bricks and mortar but the stunning ambience of this delightful semi rural location.

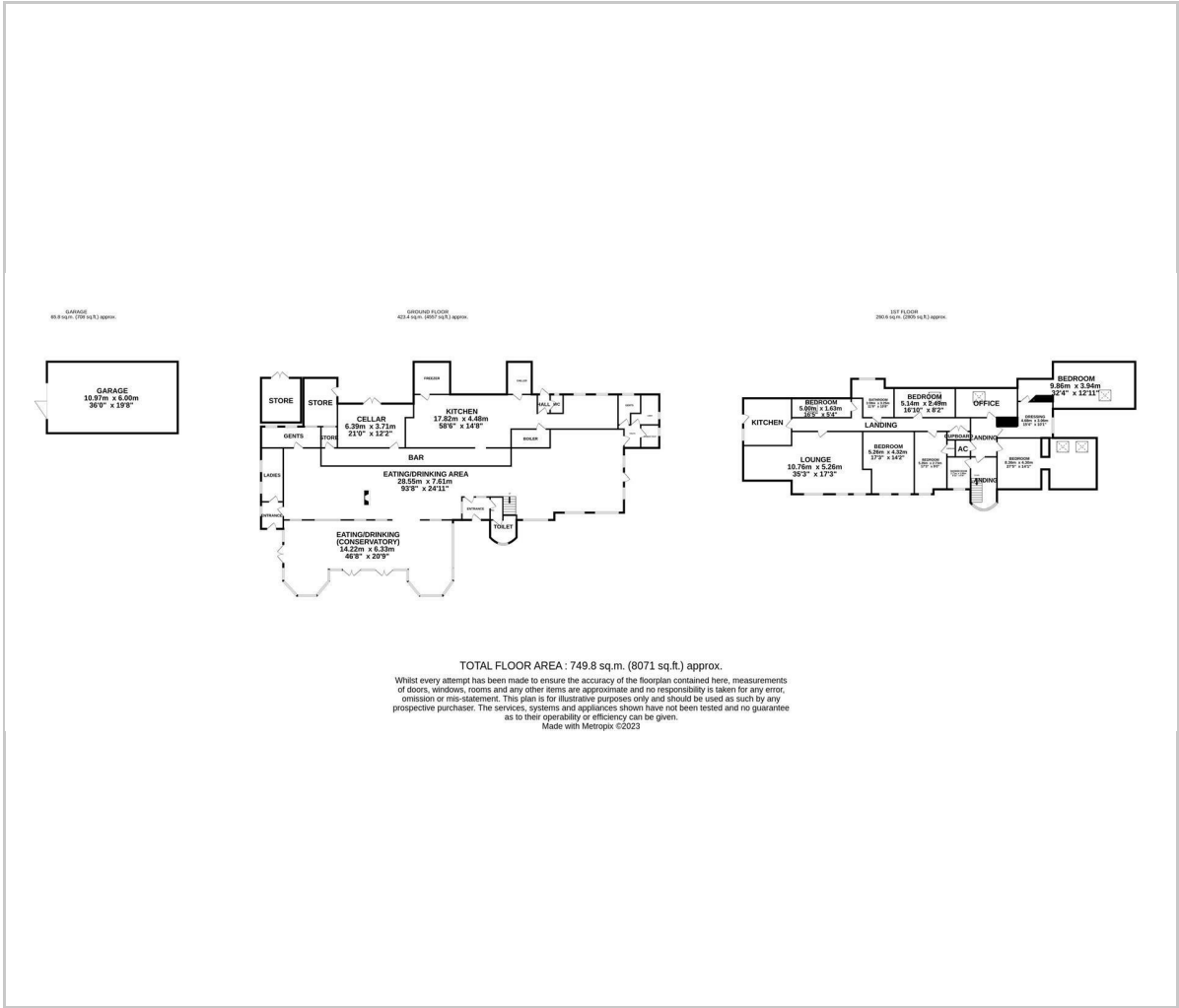








# Floor Plan



# Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		