



Symonds
& Sampson

Kingston Road

Worth Matravers, Dorset.

Purbeck View & Highland View

Kingston Road
Worth Matravers
BH19 3JW



- An wonderful location with exceptional views
- Two bungalows, 10.24 acres of land and outbuildings
 - A stunning opportunity to re-develop (STPP)
 - In the heart of the Jurassic Coast
 - Incredible walks and coastal paths
- Between Swanage, Wareham and Worth Matravers
 - Two driveways giving access to both homes
- For sale by INFORMAL TENDER closing 15th August, 2025

Guide Price **£1,550,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

An extremely rare opportunity to acquire two detached bungalows, Purbeck View and Highland View, set in 10.24 acres of land, giving arguably some of the finest views in Purbeck.

The panoramic views are spectacular and take in the Purbeck hills, Swanage Bay, Ballard Down, and the Isle of Wight. Within the sale are three detached farm buildings, which are derelict and require replacement; however, with such an opportunity, buyers may look to redevelop the site (subject to the necessary planning permissions). In total, the homes offer 9 bedrooms, 5 bathrooms, and ten acres of gardens and agricultural land.

Situated on Kingston Road giving elevated, panoramic views, this wonderful opportunity is generational. The homes have a range of outbuildings including a large Nissen hut together with a wonderful footprint which could be redeveloped (subject to the necessary planning permissions). Both sites have separate accesses and could also be split for multi-generational use.

The buildings and land appeal to a wide range of alternative uses (subject to the necessary planning permissions).

Within easy access is a huge network of bridleways and footpaths that provide abundant walking, horse riding and cycling opportunities around the Jurassic Coast.

METHOD OF SALE

Purbeck View, Highland View, the land and buildings are offered for sale as a whole by Informal Tender closing 15th August, 2025. Please forward offers in writing to wimborne@symondsandsampson.co.uk or Symonds and Sampson LLP, 5 West Street, Wimborne, Dorset, BH21 1JN.

Vacant possession on completion.

Completion may be delayed due to our clients position, however this could be brought forward if agreeable by all parties.





ACCOMMODATION

Purbeck View - With its own driveway, Entrance porch, hallway, Sitting/family room, separate dining room, kitchen/family room with a garden room giving spectacular views, rear boot room/utility, inner hall, W/C three double bedrooms on the ground floor, all having en-suite facilities, stairs rising to first floor landing, a large loft room, Family bathroom, two double bedrooms.

Highland View - With its own drive access, entrance hall, open plan sitting/family room, kitchen breakfast room, four

double bedrooms, with the principal room enjoying en-suite facilities, family bathroom, bedroom four could be a rear boot room as it has access to the garden, a large loft space, ideal for conversion (stpp) underfloor heating. NOTE - Highland View does not have building regulations sign off and has never been occupied.

Outbuildings - Agents Note - these are currently unsafe and therefore are not accessible for internal inspection.

OUTSIDE

The property occupies a total plot size of 10.24 acres with approximately 7.5 acre permanent pasture paddock off the north boundary of the properties. The land has been grazed or cut in previous years but lends itself to a variety of other uses.

To the south of the properties lies approximately 2.20 acres of permanent pasture with a range of dilapidated tin clad outbuildings.

Kingston Road, Worth Matravers, Swanage

Approximate Area = 2019 sq ft / 187.5 sq m

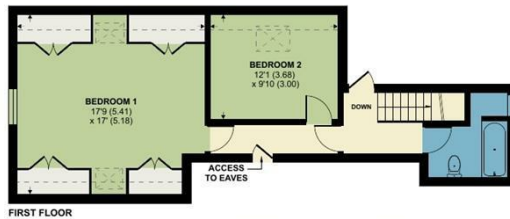
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Annexe = 1338 sq ft / 124.3 sq m

Total = 3419 sq ft / 317.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1310138



The land occupies a slightly sloping topography with a freely draining soil type.

SITUATION

Positioned between Worth Matravers and Langton Matravers, this home has spectacular and panoramic views of Corfe Castle, Swanage Bay, the Isle of Wight and the Purbeck hills. Widely considered as some of the best coastline the country has to offer, the Jurassic coast has endless footpaths with Swanage only a short drive together with Corfe Castle, Stoborough, and Wareham.

The area is popular for water sports and with Wareham and Swanage either side, there is an array of eateries, shops, cafes and convenience stores. Wareham also has the mainline train line which runs directly from Weymouth to London Waterloo, Swanage has the historic steam train attraction.

SERVICES

Oil central heating (not connected in the second dwelling)
Part Calor gas cooking
Soak away drainage system
Rain water harvesting system (disconnected)

EPC rating Purbeck View - D - Highland View - F
Purbeck View Council Tax Band - E
Highland View Council Tax Band - E

MATERIAL INFORMATION

Quarry shaft in north west corner of field
Outbuildings require demolition
Two accesses one to each of the dwellings
Superfast Broadband available
Mobile telephone coverage is limited in the home but likely outside depending on provider, there is a mast near by.



WIM/NW/JUL25



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