

The text '6.08 acres Land' is displayed in a large, white serif font, centered in the lower half of the image. Below it, the location 'West Parley, Dorset' is written in a smaller, white sans-serif font. The text is overlaid on a dark green gradient that covers the bottom portion of the image.

6.08 acres Land

West Parley, Dorset

6.08 acres Land

New Road
West Parley
Dorset
BH22 8EA



6.08 acre(s)

- 6.08 acres permanent pasture
- Popular West Parley location
 - Edge of River Stour
- Situated close to footpaths and bridleways
 - Good vehicular access
- Sold subject to an overage clause

Guide Price **£125,000**

Freehold

Wimborne Agricultural
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6.08 ACRES LAND AT WEST PARLEY

We are delighted to offer 6.08 acres of permanent pasture, set on the edge of West Parley, accessed directly from New Road. The land is predominantly level lying, abutting the River Stour to the west.

Situated along the east boundary, the land benefits from a 3-bay timber stable block with a concrete skirt.

We consider that the land would suit a variety of alternative uses but has been occupied recently for the purpose of grazing horses.

The land is enclosed by mature boundaries and fencing.

Footpath E56/12 crosses through the land, connecting to a huge network of footpaths and bridleways nearby offering walking, horse riding and cycling opportunities.

The land is allocated within the Local Plan to support a larger development and was previously subject to an option agreement, although this has now expired and there is no current agreement in place.

SITUATION

The A31 is situated approximately 2.5 miles north of the land giving access to Wimborne Minster which is approximately 6 miles to the west; Ringwood is approximately 7 miles to the north east, and the A341 gives access to the Coastal Town of Bournemouth, only 5 miles south.

SERVICES

The land benefits from a mains water supply and mains electricity supply. There is also a spring-fed well on the land however we cannot confirm the quality of the water - it is the buyers responsibility to obtain the necessary surveys.

DESIGNATIONS

Bournemouth Green Belt
Flood Risk Zone 3
Footpath E56/12

DIRECTIONS

What3words:///lasts.wheels.filed

AGENTS NOTE

The land is sold subject to an overage clause for a period of 30 years from the point of completion, triggered by the grant of planning permission for residential or commercial development on the land. Overage payment of 35% of the uplift in value prior to the grant of planning permission, calculated against the land value with the benefit of planning permission. Agricultural and equestrian development are excluded.





Office/Neg/Date



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