

An aerial photograph of a large, mostly brown and tan field, likely a sports field or paddock, surrounded by lush green trees and vegetation. In the upper right, there are several buildings, including a large barn-like structure and a smaller house. A blue tennis court is visible near the buildings. A dirt path or road runs through the middle of the field. In the bottom left corner, a small body of water with a few boats is visible. The overall scene is a mix of open land and dense woodland.

Symonds
& Sampson

Knoll Lane
Corfe Mullen, Wimborne Dorset.

Castle Court

Knoll Lane
Corfe Mullen
Wimborne
BH21 3RF



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- A stunning and rare opportunity to build a state of the art home
- Set in the private grounds of Castle Court School with stunning views
 - Enjoying grounds of 7.8 acres with full planning permission
- A once in a lifetime opportunity in a unique setting
 - Planning granted for grand design home of over 7,500ft²
 - A 2,500ft² basement/cinema/gym area
 - Rolling countryside views in a peaceful location

Guide Price **£1,250,000**

Freehold

FOR SALE BY TENDER on 21st November 2025 at 12 Noon.

Wimborne Sales
01202 843190

wimborne@symondsandsampson.co.uk



THE PROPERTY

An exciting development opportunity to build a Grand Design home with over 7,500ft² of accommodation which includes a 2,500ft² basement, stunning rural views all set in an enviable and secluded location within the grounds of Castle Court School. The land itself extends to over 7.8 acres with the current owners envisaging a large natural pond, a wrap around patio with panoramic countryside views.

ACCOMMODATION

TBC (refer to plans) the vendor will be sending these over.

OUTSIDE

A private entrance leads to the property which will have 7.8 acres of open land with panoramic and stunning open countryside views, surrounded by mature oak and specimen trees. The gardens are envisaged to have a large natural pond, wrap around patios, large lawned areas, stables and ample space for equestrian facilities.

SITUATION

Set in the grounds of the private, Castle Court School. This home is at the far end of the grounds and has delightful seclusion and privacy. The home will have stunning open views. Locally is an array of shops, cafes and eateries with Historic Wimborne town centre only a short drive away plus access to the A35 leading directly onto the M27 and M3 London.

DIRECTIONS

What three words ///pocketed.rephrase.expire

SERVICES

Mains Water

Drainage (TBC)

Potential for air or ground source heat pumps and solar power

EPC - N/A not yet built

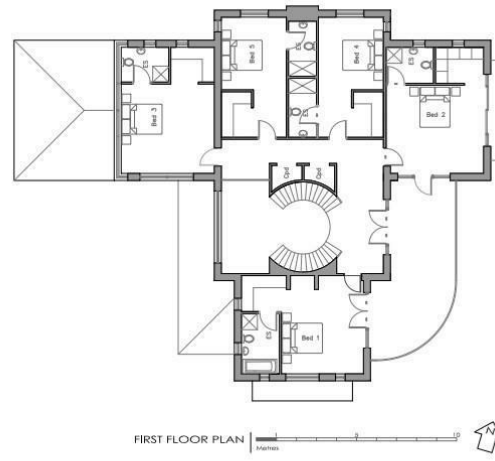
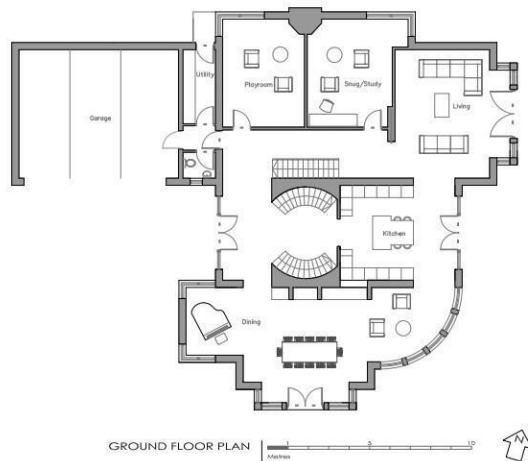
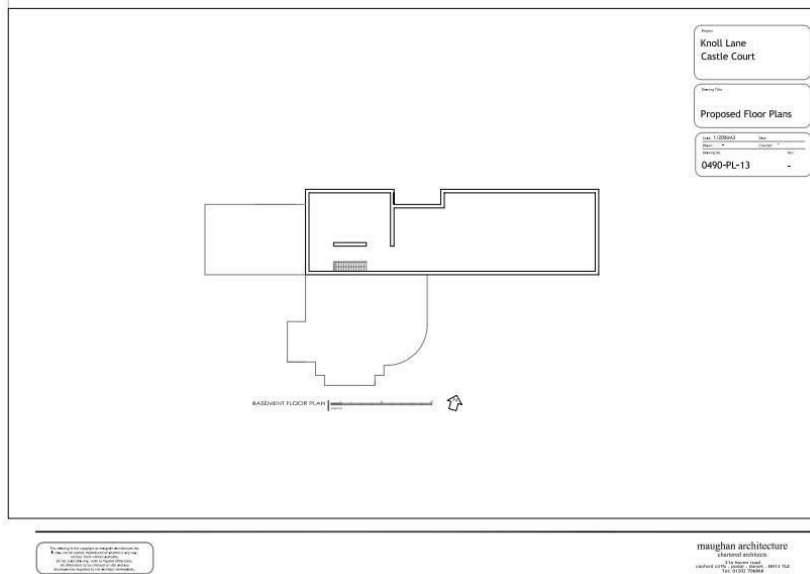
Council Tax Band - TBC once erected

MATERIAL INFORMATION

Mobile and broadband available in the local area. More information available on Ofcom's website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



WIM/NW/OCT25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT