



12 Ford Close

Ferndown, BH22 8AA

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Ferndown
BH22 8AA

FOR SALE BY FORMAL TENDER CLOSING 9th January, 2026.

A 4-bedroom dwelling currently occupied as a B&B offered with a 2 bedroom annexe, and outbuildings. No forward chain and vacant possession on completion.



- 4 bedroom property in Ferndown
 - 2 bedroom annexe
 - Range of outbuildings
 - All mains services
- Within close proximity to a wide range of amenities
- Popular location between Bournemouth and the New Forest

Guide Price **£650,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



FORMAL TENDER DEADLINE: 9TH JANUARY, 2026

Please contact the Agent for a copy of the legal pack.

THE PROPERTY

12 Ford Close comprises a 4-bedroom dwelling currently occupied as a B&B offered with a 2 bedroom annexe, and outbuildings in the centre of Ferndown. The property is brought to the market with no forward chain and vacant possession.

ACCOMMODATION

12 Ford Close is arranged over 2 floors with 2 bedrooms to the ground floor and 2 bedrooms to the first floor. The ground floor boasts a large provision of accommodation to include a kitchen / dining room, sitting room, entertainment room, games room, a wet room and utility room. The Annexe is situated above the double garage comprising 2 bedrooms a kitchen, sitting room and family bathroom.

OUTSIDE

The driveway leads to the front of the house with ample parking for several cars, including a double garage to the east. The property includes a courtyard-style garden to the south.

There are multiple outbuildings used for storage purposes however they would also lend themselves to commercial units.

AGENTS NOTE

The sale of the property will be subject to a restriction against any industrial activities being carried out on the site which cause excessive noise disturbance. Please refer to the legal pack for more information.

SITUATION

Situated in the heart of Ferndown's Town Centre and only a short stroll to all major shops, the supermarket and bus routes. The town also has a host of cafes and eateries to enjoy and convenience stores, which are all nearby. There is easy access to larger Towns and Cities via the bypass.

DIRECTIONS

What3Words:///sweep.hobby.facing

SERVICES

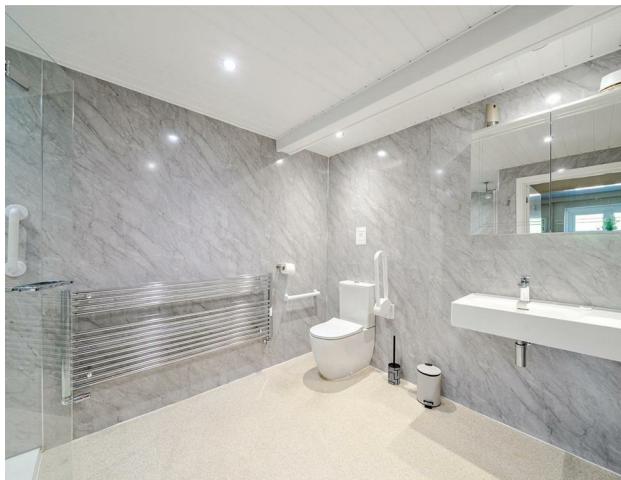
All mains services.
EPC rating - D
Council tax band - G

DESIGNATIONS

Within 400m of Parley Common SSSI

SOLICITOR

Luff Brook Carter
521 Ringwood Road
Ferndown
Dorset
BH22 9AQ
01202 871311





Ford Close, Ferndown

Approximate Area = 3264 sq ft / 303.2 sq m

Garage = 1203 sq ft / 111.8 sq m

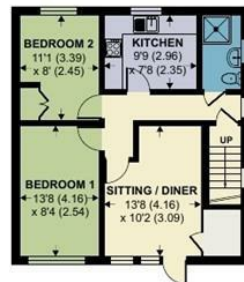
Outbuilding = 1454 sq ft / 135.1 sq m

Total = 5921 sq ft / 550.1 sq m

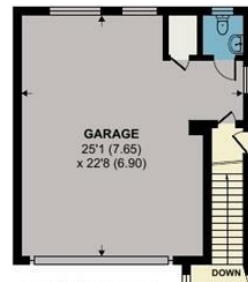
For identification only - Not to scale



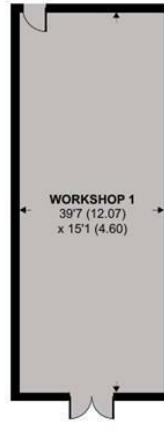
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GARAGE GROUND FLOOR



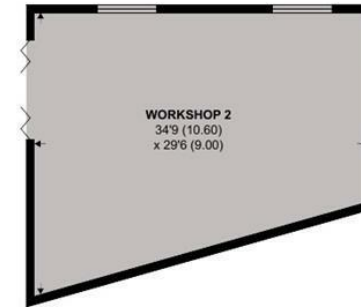
GROUND FLOOR /
GARAGE FIRST FLOOR



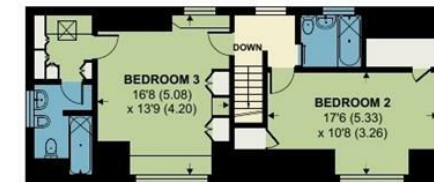
OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2



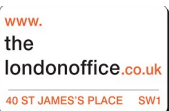
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1357971



Office/Neg/Date



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