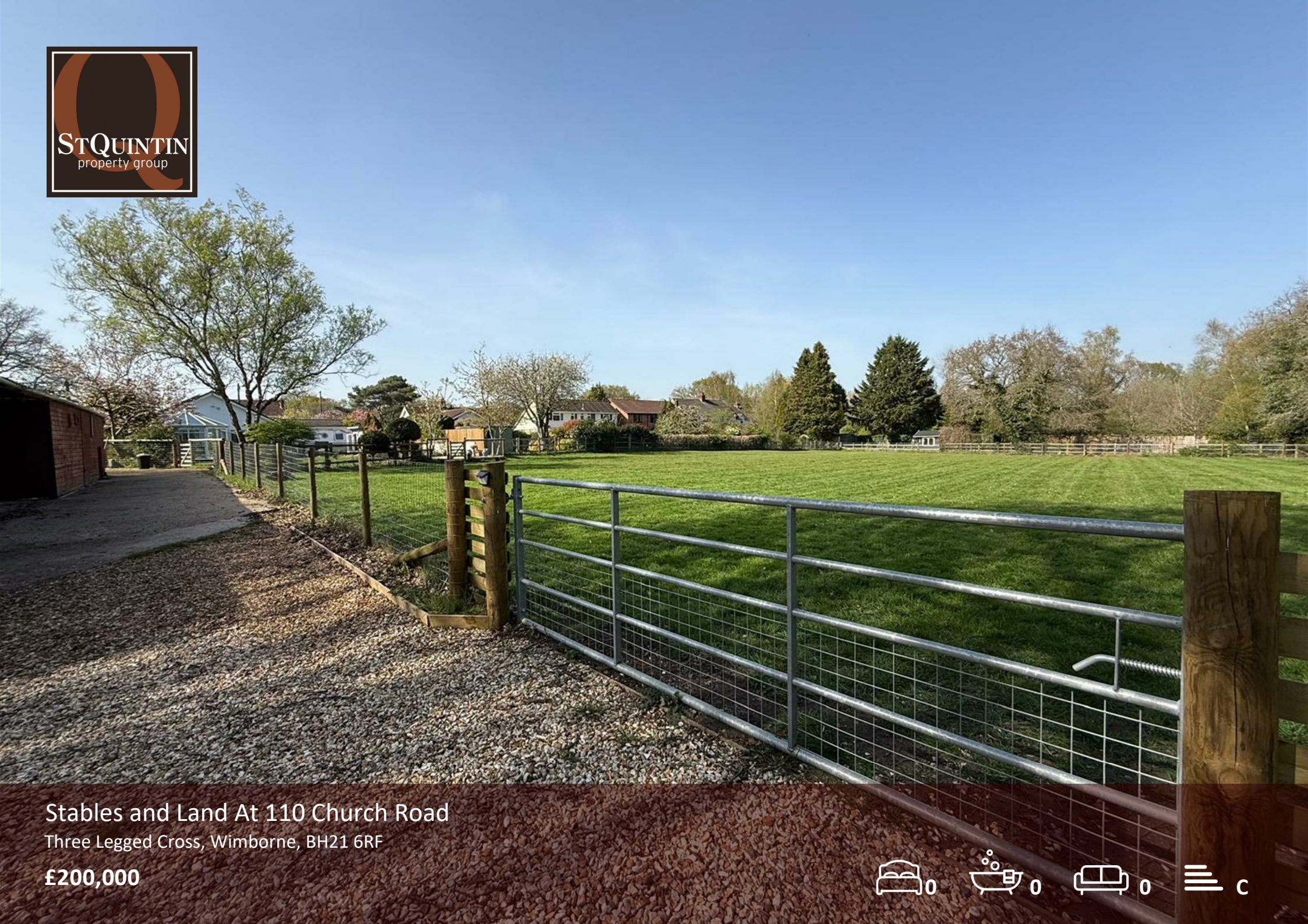


# Stables and Land At 110 Church Road

Three Legged Cross, Wimborne, BH21 6RF

**£200,000**

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# Stables and Land At 110 Church

Three Legged Cross, Wimborne, BH21 6RE

**GUIDE PRICE - OFFERS OVER £200,000**

**APPROACHING ONE ACRE | FULLY ENCLOSED PADDOCK | THREE STABLES | TACK ROOM | DOUBLE GARAGE | WORKSHOP/OUTBUILDINGS | ALL-WEATHER MOTORHOME / VEHICLE STORAGE | EXTENSIVE PARKING | VIEWINGS BY APPOINTMENT

An excellent opportunity to acquire a versatile parcel of land approaching an acre, offering a superb range of equestrian, storage and ancillary facilities in an attractive semi-rural setting.

The land is predominantly level and incorporates a **fully enclosed paddock**, together with **three stables, tack room, feed/storage areas, workshop and additional outbuildings**.

There is also a garage and a substantial **all-weather hardstanding/storage area**, ideally suited to a motorhome, horsebox, trailers, vehicles or machinery, together with generous additional parking.

The established layout makes the property particularly appealing to equestrian purchasers, those requiring secure land and storage, or buyers seeking a substantial private outside space with existing useful buildings already in place.

The paddock is enclosed with post-and-rail fencing.

There is no power and water to the site.

**VIEWINGS**

Viewings are strictly by prior appointment through St Quintin Property Group.

An Open Day will be held on Thursday 29th October between 3:30pm and 5:30pm.** All attendees should register with the selling agent in advance.

Buyer's Premium: St Quintin Land Agents do not charge the seller a sales fee on commercial and land transactions. Accordingly, a buyer's premium is payable by the purchaser on completion subject to a minimum fee of £4,950 + VAT.





















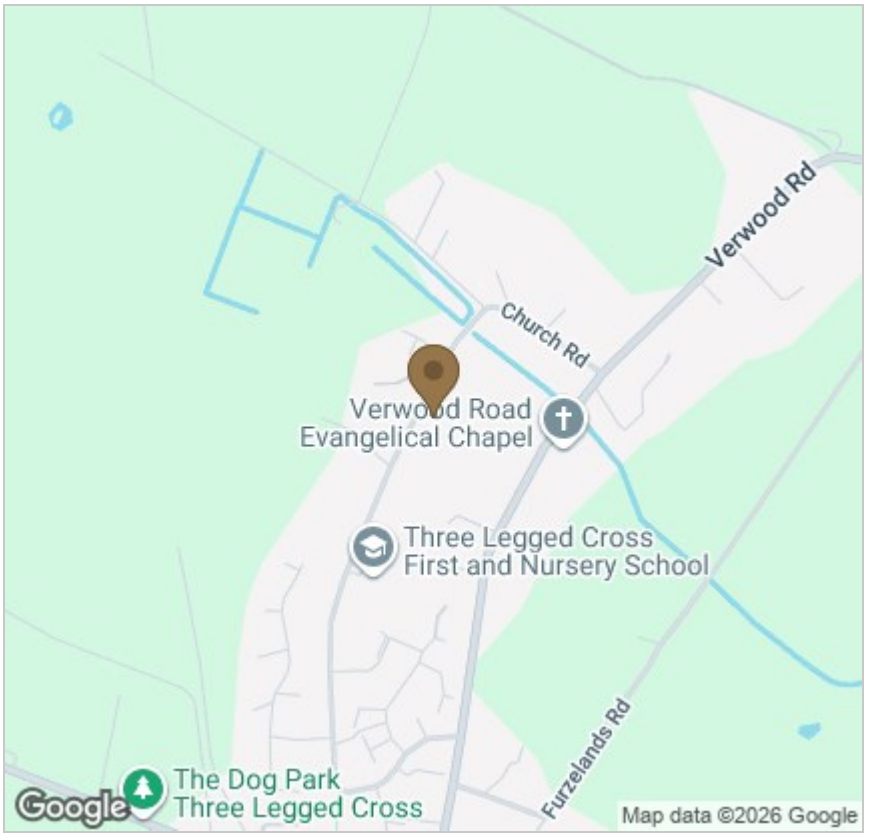




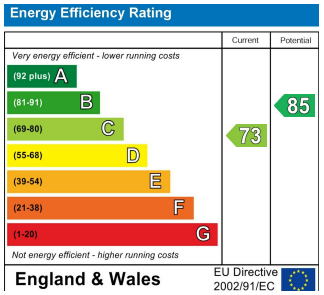
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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.