



**CHAFFERS**  
ESTATE AGENTS



**The Land Back Street**  
Gillingham, SP8 5EL

## Guide Price

Approximately 2.69 acres (1.09 hectares) of level pasture land situated in the heart of the sought-after village of Kington Magna, with convenient vehicular access from Back Lane.

## Description

An excellent opportunity to purchase approximately 2.69 acres (1.09 hectares) of attractive pasture land in the heart of the sought-after village of Kington Magna.

The level pasture benefits from convenient vehicular access from Back Lane and is suitable for grazing, equestrian, or amenity use, subject to any necessary consents.

## Situation

Kington Magna is a traditional peaceful rural Dorset village set amidst unspoilt countryside bordering the renown Blackmore Vale. It has an active village hall and Parish Church and is easily accessible to the A30 and the neighbouring village of West Stour which has an excellent Garage/Village Shop, Pub, Church and Village hall. The nearby towns including Gillingham approximately 4 miles distant has a good range of facilities including a main line station (Exeter - Waterloo), the ancient Saxon hilltop town of Shaftesbury is 7 miles, the Somerset town of Wincanton 6 miles which provides easy access to the A303 and the Abbey town of Sherborne 10 miles.


## Additional information

Council: North Dorset Council

## Area Map



## Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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