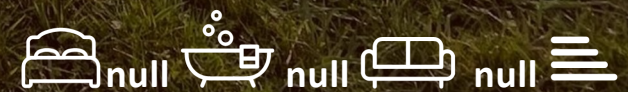




4 Acre Paddock Long Lane
, Wimborne, BH21 7AH

Guide price £160,000



4 Acre Paddock Long Lane

, Wimborne, BH21 7AH

NOT SUITABLE FOR DEVELOPMENT

The Land known as '4 acre Paddock' Long Lane, is in the agents opinion one of the finest examples currently being marketed on the outskirts of the delightful market town of Wimborne and is exclusively set bordering a unique rural setting of forests and open countryside and is just a five minute drive from Wimborne town centre and fifteen minutes from the market town of Ringwood.

The field was recently planted with a special equine seed mix for equestrian use although this land has previously been arable, albeit surrounded by other horse paddocks. With excellent commuter links to Southampton, Poole and Bournemouth and easy driving distance to the A31, which offers hassle free commuting to London you will appreciate why many envy its location.

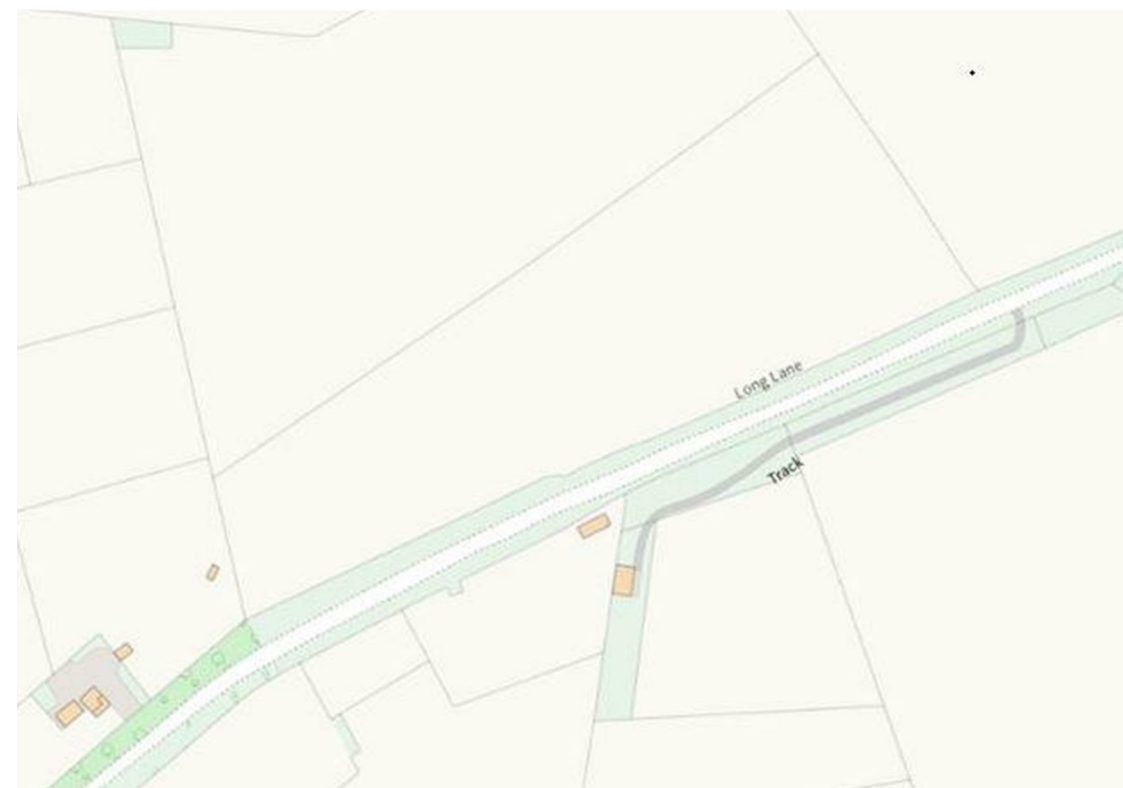
There is an unrestricted right of access from Long Lane on to this the stunning 4 acre plot.

The agents are advised that the water is connected to the neighbouring farm and a request of £75 per annum payment will be due as long as the usage is not to excess (ie standard equestrian use)

It is green belt land so potential purchasers who wish to construct anything but agricultural/ equestrian buildings need not apply to buy as it is a fruitless task

Viewings are considered essential so as not to avoid disappointment, please contact the selling agent, STQ property group today.

Disclaimer: Please note that fees are payable to purchase this Land due to the St Quintin Property Group not taking a fee from the seller in this instance, this needs to be considered prior to making an offer. The vast majority of local land including this plot has a covenant to The National Trust and whilst being sold freehold permissions for any structures would need to be gained by them via the planning process although we are not selling this land subject to permissions being gained.



Floor Plan




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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.