



A CHARMING LISTED GRADE II FORMER LOCOMOTIVE SHED TOGETHER WITH JUST UNDER 7 ACRES OF AMENITY LAND, PROVIDING A HAVEN FOR WILDLIFE

THE ENGINE SHED,
RIDGE, WAREHAM, DORSET

savills

FOR SALE AS A WHOLE OR IN TWO LOTS

DESCRIPTION

Lot 1

The Engine Shed is thought to have been constructed in the late 19th Century to house a locomotive used on the narrow gauge railway line transporting Purbeck ball clay from nearby quarries at Furzebrook and West Creech to a riverside wharf at Ridge, from where it was transported to Poole harbour and beyond. It is understood that the line was in use until the late 1950's when it was finally dismantled and has lain unused ever since. This charming property, thought to have been built for the Pike Bros, traders of locally extracted Purbeck Ball Clay has brick elevations under a pitched slate roof and is situated in a quiet position set back from Barnhill Road which is a no through road and close to the Ridge Wharf Yacht Centre. The Engine Shed which now requires refurbishment and ongoing maintenance in accordance with its listed status is being offered for sale with just over ½ of an acre and would provide a rail or heritage enthusiast with a unique opportunity to own, restore and enjoy a locally important building in a delightful rural situation. The building is currently being used for boat storage, but could be suitable for other uses, subject to listed building consent.

Lot 2

Adjacent to The Engine Shed is this most desirable piece of amenity land on the edge of, but outside the settlement boundary of Ridge, part of which falls within 400m of the protected Stoborough Heath National Nature Reserve. The land is predominantly wooded, but the disused former sidings are water logged in the Winter months providing a series of ponds, a haven for birds and wildlife. In all the land extends to about 6.5 acres with the main access point being from Arne Road.

SITUATION: Ridge is a small settlement south east of the Saxon town of Wareham and on the south

bank of the River Frome and was once the location for a major trans shipment point for Purbeck Ball Clay. The clay was brought to Ridge Wharf by Furzebrook Railway and transferred to barges for the voyage to Poole Harbour. The railway originally ran across Stoborough Heath from the Blue Pool and through the woodland offered for sale, to the Ridge wharf which has now become a marina. Wareham, just 2 miles, is one of Dorset's loveliest market towns and offers an excellent range of amenities including a mainline railway service to London Waterloo. To the south Wareham gives way to the Isle of Purbeck renowned for its magnificent scenery and rugged coastline which now forms part of the World Heritage Jurassic Coast.

DIRECTIONS: From Wareham proceed south on the B3075 crossing the River Frome and proceed beyond the water meadows into Stoborough. Continue past the petrol station and the Kings Arms public house and turn left into Nutcrack Lane. Proceed for about ¼ mile and turn left into Barnhill Road, continue for another mile and The Engine Shed is situated on the right hand side opposite the entrance to Ridge Wharf Yacht Centre. The land (Lot 2) is situated to the south, bordered by Sunnyside Road and Arne Road.

AGENTS NOTES:

1. Please note that the purchase price will be subject to VAT at the standard rate.
2. It is proposed that a development overage clause is included within the sale contract by the vendors.
3. A desk top environmental risk assessment has been conducted
4. The environment agency currently have a monitoring bore hole on site

LOCAL AUTHORITY: Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. Telephone 01929 556561.

POSTCODE: BH20 5BG.

VIEWING: Strictly by appointment with Savills.

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