



A barn set in 2 acres, with permission to re-use for a Zero Carbon Dwelling house

Barn A, Brooklands Farm, Mannington, Wimborne, Dorset BH21 7JU



Accommodation: 2 acres of land • Peaceful and secluded • Planning consent for the re-use of the barn

Situation

The property is located at the head of an unmade lane, known locally as Chapel Lane, which leads off Burts Lane in Mannington. The Cross Keys public house is about 1 mile away and there is a convenience store about 1.5 miles away in Three Legged Cross. Wimborne Minster and Ringwood, are both about 6.5 miles away, and provide excellent facilities including Waitrose supermarkets, cafes, restaurants and bars. Wimborne also has the Tivoli cinema/ theatre, and Ringwood, the Furlong Shopping Centre. Bournemouth with excellent sandy beaches is about 16 miles away as are Poole Harbour and Sandbanks, renowned for their yachting and water sports. Trains to London Waterloo run from Bournemouth and Southampton Parkway and the A31 which connects with the M27 and M3 can be joined at Ashley Heath. Notable independent schools in the wider area include Canford, Bryanston, and Dumpton, and there are state schools at Gaunts Common and in Wimborne. Sports and leisure amenities include Remedy Oak Golf Club, Moors Valley Country Park, and the New Forest National Park which can be joined beyond Ringwood

Description

A rare and exciting opportunity to purchase a large single barn set in about 2 acres of attractive pasture land, occupying a hidden away location at the head of an unmade lane. The property enjoys a delightfully peaceful and secluded setting, with the benefit of glorious views across open countryside.

Planning consent has been obtained for the re-use of the barn, (identified as Barn A on the planning application) to form a Zero Carbon Dwelling, together with formation of new access onto the lane between Early's Farm and Burt's Lane.

Details of the permission can be obtained on the Dorset Council website using the following link;
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=375648>

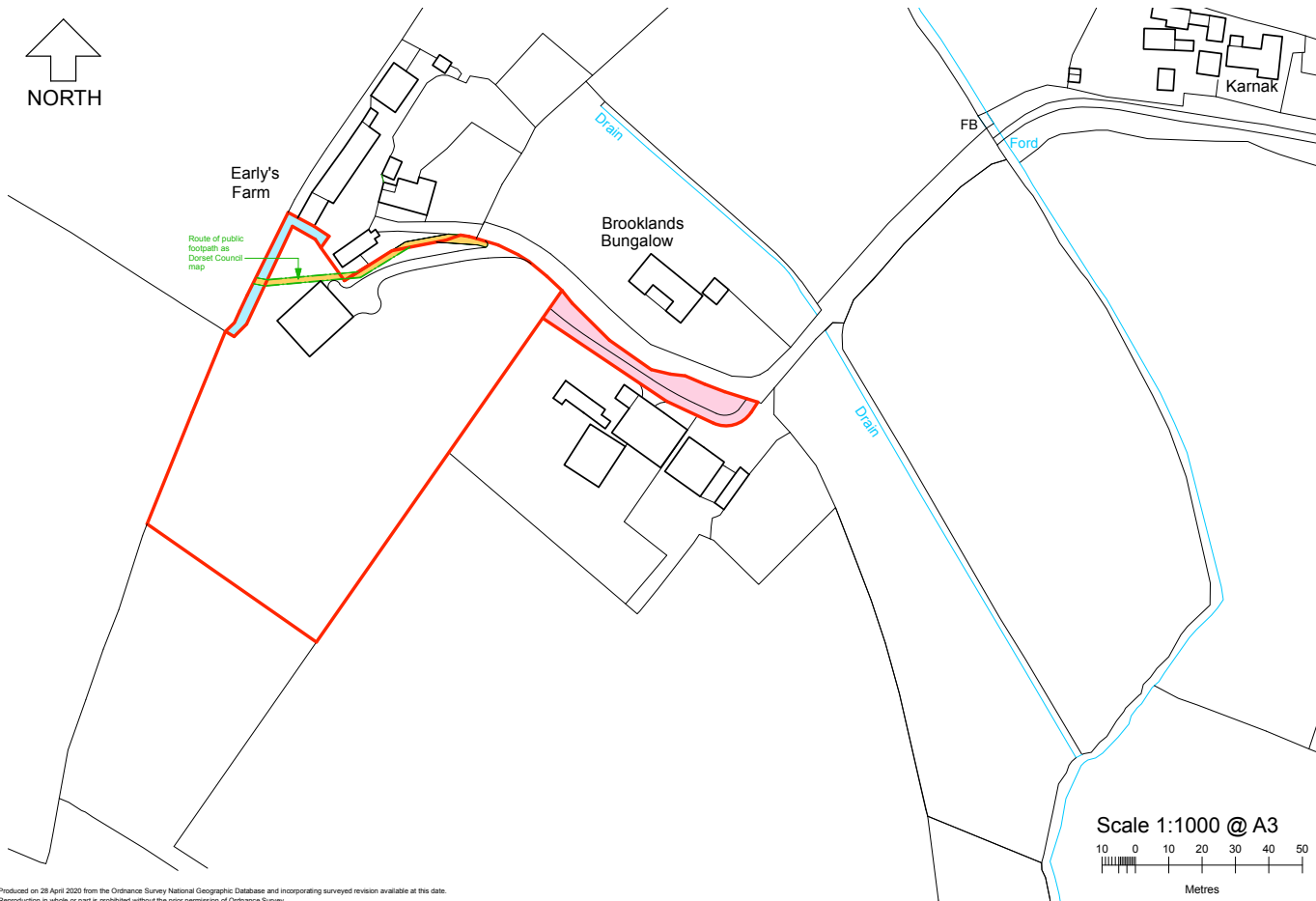
Agent's Notes

Please note that the property being offered for sale is as shown on the plan in this brochure, and not those on the planning applications. It comprises of approximately 2 acres. The brochure plan is a guide for illustrative and marketing purposes only, is not to scale, and should not be relied on as a boundary plan.



CGI images for illustrative and marketing purposes only, and styling and lifestyle suggestions





Produced on 28 April 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Rememberation to update as soon as available within 60 days of any revision of Ordnance Survey.

A public footpath runs across the north east corner of the site. The vendors have fenced and re-routed the footpath around the edge of the site in order to make it navigable, however this has not been officially changed.

Directions

From Wimborne: Proceed north on the B3078 Cranborne Road. After about 6 miles, turn right at the Horton Inn, and proceed down into the village. From the village, continue on this road for about 2.4 miles, and then turn right into Burts Lane. The unnamed lane to the property can be found on the right after about 300m. Follow this lane to the end and a range of barns can be seen directly in front of you opposite Brooklands Bungalow. Drive into the entrance and turn immediately left, and Barn A can then be accessed through the metal five bar gate beyond.

From Ringwood: From the Ashley Heath roundabout on the A31, take the Horton Road and drive for about 5 miles, and then turn left into Burts Lane. The

unnamed lane to the property can be found on the right after about 300m. Follow this lane to the end and a range of barns can be seen directly in front of you opposite Brooklands Bungalow. Drive into the entrance and turn immediately left, and Barn A can then be accessed through the metal five bar gate beyond.

Services

Water and electricity are on site however interested parties must make their own enquiries and satisfy themselves as to the availability and suitability of services.

Local Authority

Dorset Council, Allenvie House, Hanham Road, Wimborne, Dorset BH21 1AG. Tel 01202 886201

Post Code

BH21 7JU

Viewing

Strictly by appointment with Savills.



CGI image



CGI image

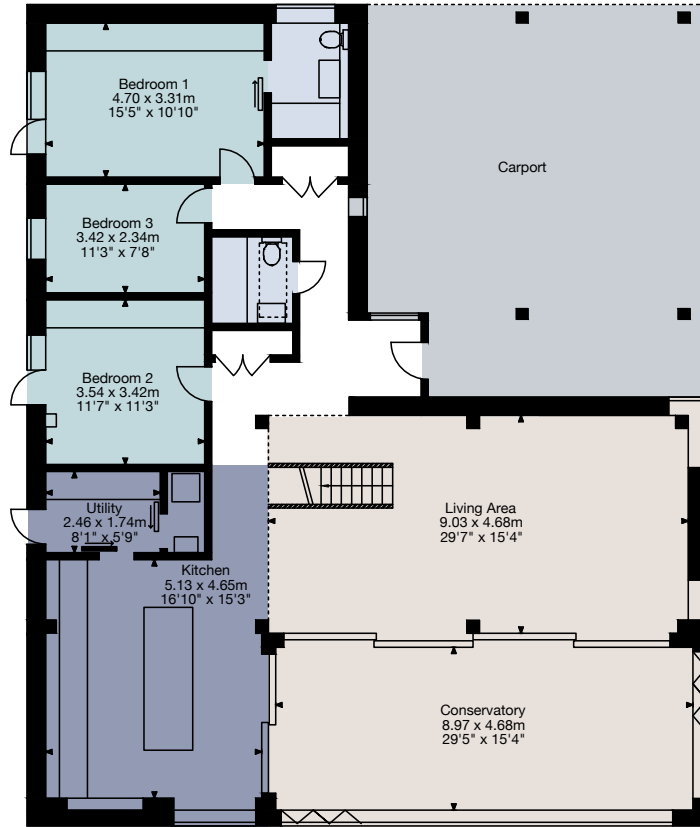
Barn A Brooklands Farm, Mannington, Wimborne, Dorset, BH21 7JU
Gross Internal Area (Approx)
Total Area 238 sq m/2,561 sq ft

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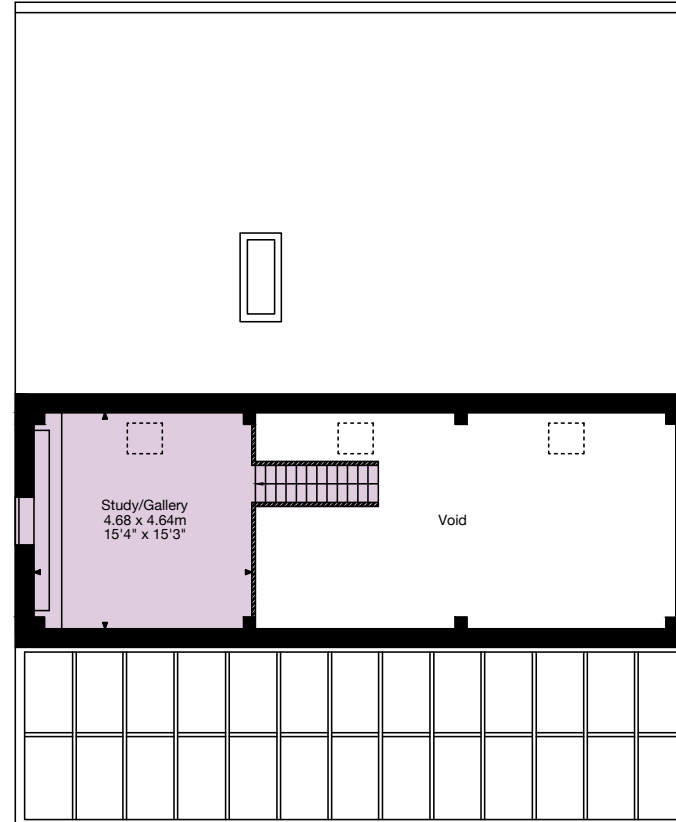


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Ground Floor



Mezzanine Floor

For identification only. Not to scale. © 10032022JM

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