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A rare opportunity to purchase a plot of 3.26 acres, with planning permission for the erection of a stunning new house

Whinridge, Mannington, Dorset

savills

Situation

Whinridge is situated just off Holt Road in Mannington, immediately adjoining the Holt Heath Nature Reserve. This beautiful reserve is designated as an SSSI, includes wet and dry heathland, bog and woodland, and is a haven for wildlife. The Cross Keys public house is approximately 200m away and there is a convenience store approx. 1.5 miles away in Three Legged Cross. The popular towns of Wimborne Minster and Ringwood are approx. 6.5 miles away, both providing excellent amenities including Waitrose supermarkets, cafes, restaurants and bars. In addition, Wimborne has the Tivoli cinema/ theatre, and Ringwood, the Furlong Shopping Centre.

The holiday resort of Bournemouth with excellent sandy beaches is about 16 miles away as are Poole Harbour and Sandbanks, renowned for sailing and many water sports. Trains to London Waterloo run from Bournemouth and Southampton Parkway stations, and the A31 which connects with the M27 and M3 to London can be joined at Ashley Heath. Notable independent schools in the wider area include Canford, Bryanston, and Dumpton, and state schools are 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 for excellent walking, riding and cycling.

Description

A rare and exciting opportunity to purchase a property with planning permission for redevelopment. Currently a small bungalow with outbuildings, Whinridge, was for many years, a family smallholding growing flowers and vegetables. The bungalow is now in poor condition and many of the outbuildings have collapsed.

The property is approached off a private unmade lane leading off Holt Road, with a long frontage onto Holt Road on one side, and to the Holt Heath Nature Reserve on the opposite side. Whinridge enjoys a delightful secluded setting, and the planned new house has been orientated to benefit from glorious views south across the heath if desired.

Planning consent has been granted for the demolition of the bungalow and outbuildings, and the erection of a substantial new family house of approximately 2550 ft², to include four reception areas, four bedrooms, three bath/shower rooms. In addition there is permission for a detached garage and workshop block of approx. 785 ft². Full details of the permission can be obtained on the Dorset Council website using the following link;

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=378296>

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LANDMARK INFORMATION

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Agent's Notes

1. The site plan, house plans, and computer generated images are a guide for illustrative and marketing purposes only. They are not to scale, and the site plan should not be relied on as a boundary plan.

2. Interested parties should make their own enquiries as to the availability and suitability of services to the property

3. The bungalow and the outbuildings are in a poor condition, and the grounds are extremely overgrown. Visitors should take great care when walking around the site.

Directions

From Wimborne: Proceed north east along the B3078 Cranborne Road, turning right signposted to Furzehill and Holt. Follow the road for several miles through these villages, past The Old Inn pub, and then turn right signposted to Row and Three Legged Cross. Continue along this road as it winds along, up the hill and over the cattle grid onto Holt Heath. After crossing the second cattle grid leaving the heath, the unmade lane to the property can be found on the right after about 500m. Whinridge is the first driveway on the left. NB If you reach The Cross Keys public house, you have gone about 100m too far.

From Ringwood: From the Ashley Heath roundabout on the A31, take the Horton Road and drive for about 5 miles. Continue straight across the Three Legged Cross mini roundabout, and then turn first left into Holt Road and follow this road as it winds along for about a mile. The lane to Whinridge is on the left, about 200m past the Cross Keys public house, and it is the first driveway in on the left.

Services

We are advised that water and electricity were connected to the bungalow. Interested parties must make their own enquiries and satisfy themselves as to the availability and suitability of services for the new development.

Local Authority

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

Post Code

BH21 7JZ

Viewing

Strictly by appointment with Savills.

Whinridge, Mannington, Wimborne, Dorset BH21 7JZ

Main House 237 sq m/2,552 sq ft

Garage 73 sq m/785 sq ft

Total Area 310 sq m/3,337 sq ft

Jamie Morten

Savills Wimborne

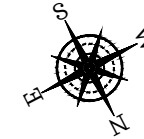
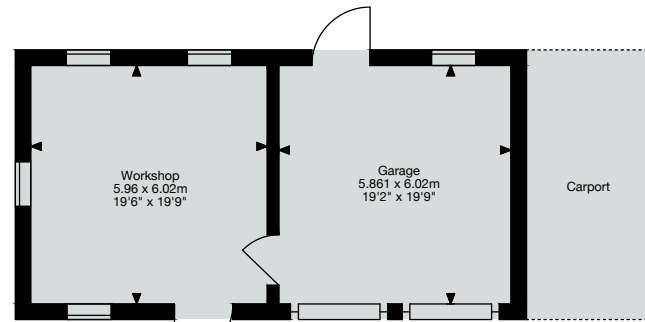
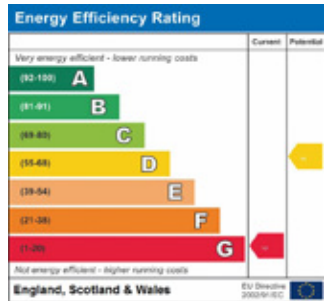
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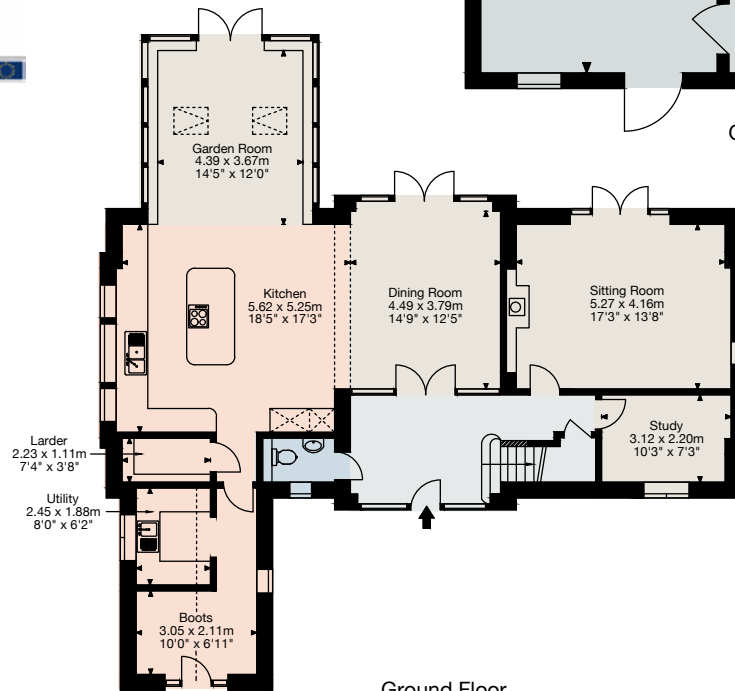


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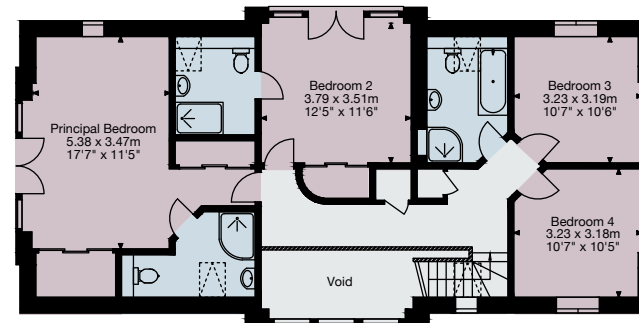
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Garage



Ground Floor



First Floor

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