



**Land Off Queen Anne Drive, Wimborne, BH21 1UB**

**An attractive split of permanent pasture and woodland extending to approximately 5.73 acres, benefitting from two open fronted buildings.**

**Offers In Excess Of  
£170,000**





## 5.73 Acres of Land off

Queen Anne Drive  
Wimborne, BH21 1UB

- Permanent Pasture
  - Woodland
- Good road access and road network beyond
- Quality 5-bay timber constructed building with hardstanding
  - Tin clad pole barn

### Viewing

Strictly by appointment through Symonds & Sampson  
Wimborne Agricultural office on 01202 843190







### The Property

An exciting opportunity to acquire approximately 5.73 acres (2.32 ha) split into permanent pasture with a mixed woodland dotted throughout, protected under a Tree Preservation Order (TPO).

A five-bay timber field shelter with hardstanding is situated adjacent to the western boundary, next to a tin and timber pole barn, useful for storage purposes

The parcel is situated off Queen Anne Drive, benefitting from good road access.

The soil type is described as being freely draining, with an acid, sandy and loamy make up, whilst the topography is level lying in nature.

The land is being sold subject to an overage clause, please enquire as to the details of the clause.

### Services

The land does not benefit from any services, buyers need to make their own enquiries as to the provision of services.

### Situation

The land is situated south of Queen Anne Drive, only 2.5 miles south east of Wimborne Minster. The land benefits from direct access to Gravel Hill A349 off Queen Anne Drive, leading to the A31 (East to Ringwood, West to Dorchester) and A350 to Poole, Bournemouth and the Jurassic Coast.

### Directions

From Wimborne, head south towards Corfe Mullen. At the first roundabout, take the A31 East to Merley, same with the next two roundabouts. At the traffic lights on Gravel Hill, take the left hand turn along Queen Anne Drive. The access to the land is via the pedestrian gate south of Queen Anne Drive, opposite Montacute Way.

### Local Authority

Dorset Council  
Tel: 01305 251010  
Website: [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

### Viewings

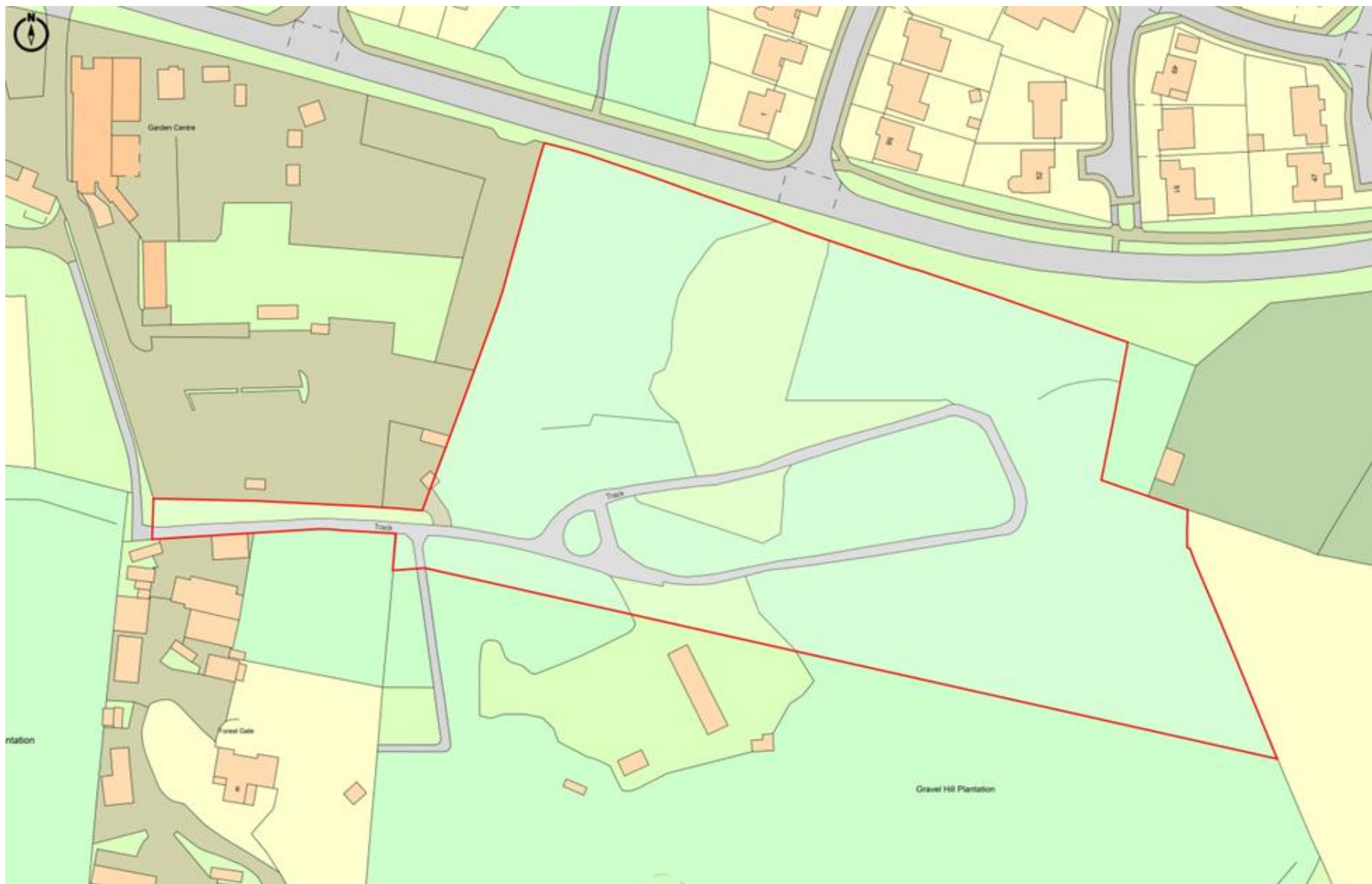
Strictly by appointment through Symonds & Sampson  
Wimborne Office on 01202 843190

### Sole Agents

Symonds & Sampson LLP  
5 West Street  
Wimborne  
BH21 1JN  
Contact; Morgan Clement  
Tel: 01202 843193 or 07751 609537  
Email: [mclement@symondsandsampson.co.uk](mailto:mclement@symondsandsampson.co.uk)

MCT/10/03/2022





01202 843190

Symonds & Sampson LLP  
5 West Street, Wimborne, Dorset, BH21 1JN

wimborne@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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