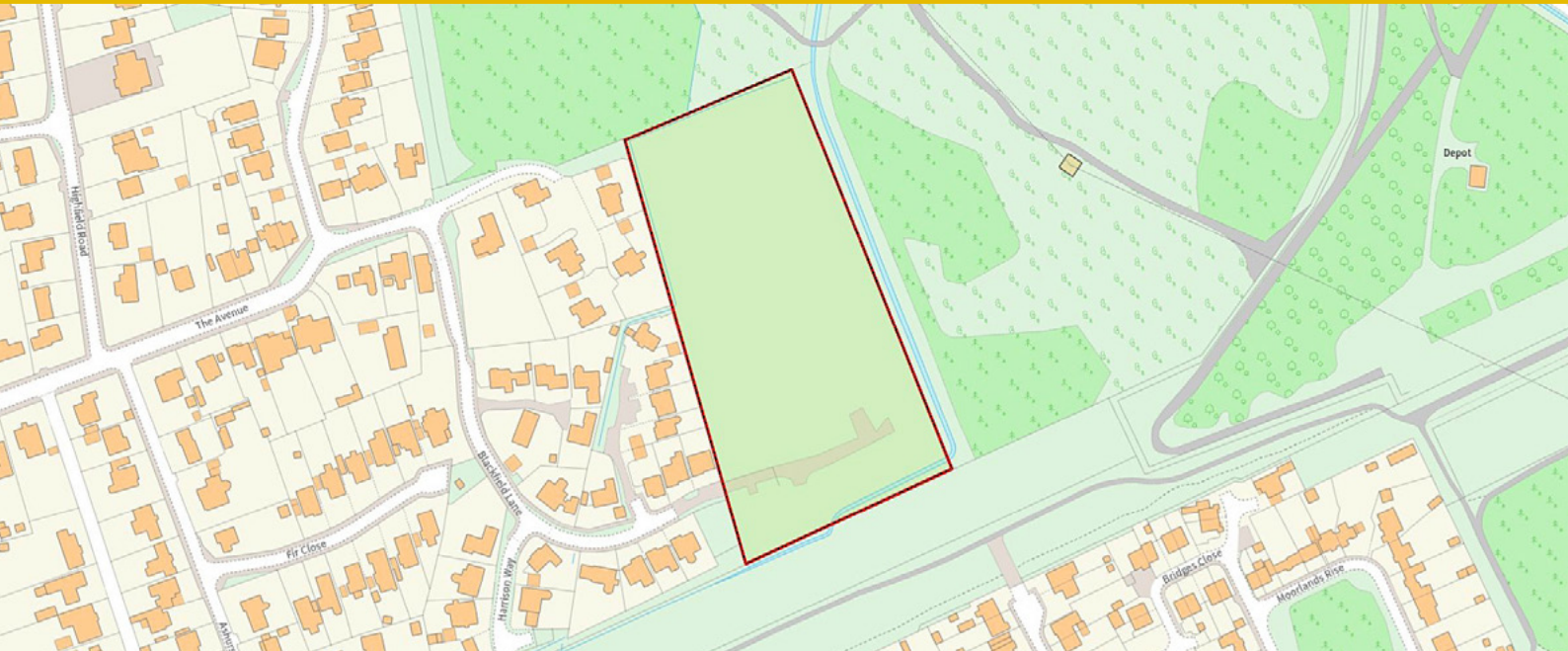




LEISURE/CARE DEVELOPMENT SITE - 4.8 ACRES (1.94 HECTARES)

Land off Blackfield Lane
West Moors
Ferndown
Dorset BH22 0NH



Introduction

Dorset (with BCP) has a higher than average demographic of affluent older home-owners. The 2021 census records a total population of 779,780 in the county with 400,196 residing in the Christchurch/Bournemouth/Poole conurbation alone.

Location

To the south of the site, the closest principal town is Ferndown (pop. 21,429) 2 miles (3.2km) distant. The site is located approximately 15 miles (24 km) north of Central Bournemouth. West Moors village centre is a level walk 700 yards (640m) distant.

Site

The site extends to 4.8 acres (1.94 hectares) and abuts the 16.5 mile Castleman Trailway connecting Ringwood and Poole. West Moors (pop. 8,755) has an older retired population with 41.1% being 65 or over.

Planning

Outline Planning Consent (App.No. P/OUT/2022/04113) was refused for a church & care home with associated parking in April 2024, as per the plan below. It is felt that a re-submission without the church would be considered more favourably. The owner is willing to consider a subject to planning offer. NB The site is subject to The Dorset Heathlands Planning Framework 2016 which prohibits residential development.

Method of Sale

Private treaty, whilst reserving the right to go to informal tender should circumstances demand.

Tenure

Freehold

Price

Offers Invited on £1.2 million.

Services

Service enquiries should be made with the appropriate authorities and prospective purchasers are advised that they are entirely responsible for ensuring that their proposed needs can be met.

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves, as necessary, as to the structural integrity of the premises and conditions/working order of services, plant or equipment.

Agents Note

All measurements are approximate only. The site area measurements has been taken from an ordnance survey extract and has not been checked on site by Goadsby. Therefore, any measurement cannot be guaranteed and prospective buyers should satisfy themselves prior to entering into any agreement.

VAT

Under the Financial Act 1989 VAT maybe added to the sale price or rent quoted, we recommend that prospective buyers satisfy themselves and establish the VAT implications prior to entering into any agreement.

