



Stocks Farm, Christchurch Road West Parley Ferndown BH22 8SQ

**WOOLLEY  
& WALLIS**



## Offers In Excess of £1,000,000

Don't miss out on this exciting opportunity to purchase an equestrian set-up in Dorset comprising approx 38.70 acres of land, stabling for 39 horses and indoor and outdoor arenas. To be sold with no onward chain.

### Situation

Stocks Farm is located on Christchurch Road in West Parley. The A31 is situated to the north of the holding giving access to Wimborne Minster which is approximately six miles to the west. Ringwood is seven miles to the north east, and the A341 gives access to the Coastal Town of Bournemouth which is five miles away.

Stocks Farm was previously run as an equestrian business and would suit those looking to run a riding school, competition centre or livery yard, subject to the necessary permissions being obtained.

The set-up benefits from direct road access off Christchurch Road, with an excellent network beyond. There is also direct access to a network of bridle ways across Parley Common.

There are 39 stables in total, some of which are set around a brick-built concrete yard. There is plenty of space for storage as well as stabling there are tack, rug and feed rooms as well as offices, meeting rooms and WC facilities.

There are two arenas, including the outdoor space which has an all-weather surface. The indoor school has lighting and a training mirror.





There is approximately 38.70 acres of grazing land which is currently split into paddocks. The acreage provision is suitable for all year-round grazing if managed correctly.

Stocks Farm is to be sold with no onward chain and 'sold as seen'. There will be an overage clause inserted to the sale, the overage is summarised as below:

Overage covenant for a period of 25 years from completion being triggered by the grant of planning permission for residential or commercial development on the property except planning permissions in respect of a change of use of the Property or parts of the Property other than where that change of use includes demolition of buildings and/or structural alterations or additions to the external parts of buildings and/or rebuilding and/or erecting additional buildings. Overage payment of 25% of the uplift in value between the land value immediately prior to the grant of planning permission and the land value with the benefit of planning permission, such values to be determined by an independent chartered surveyor.\*\*\* Agents Note: Please be mindful to wear some appropriate footwear, due to the nature of the land some areas of the land are overgrown \*\*\*

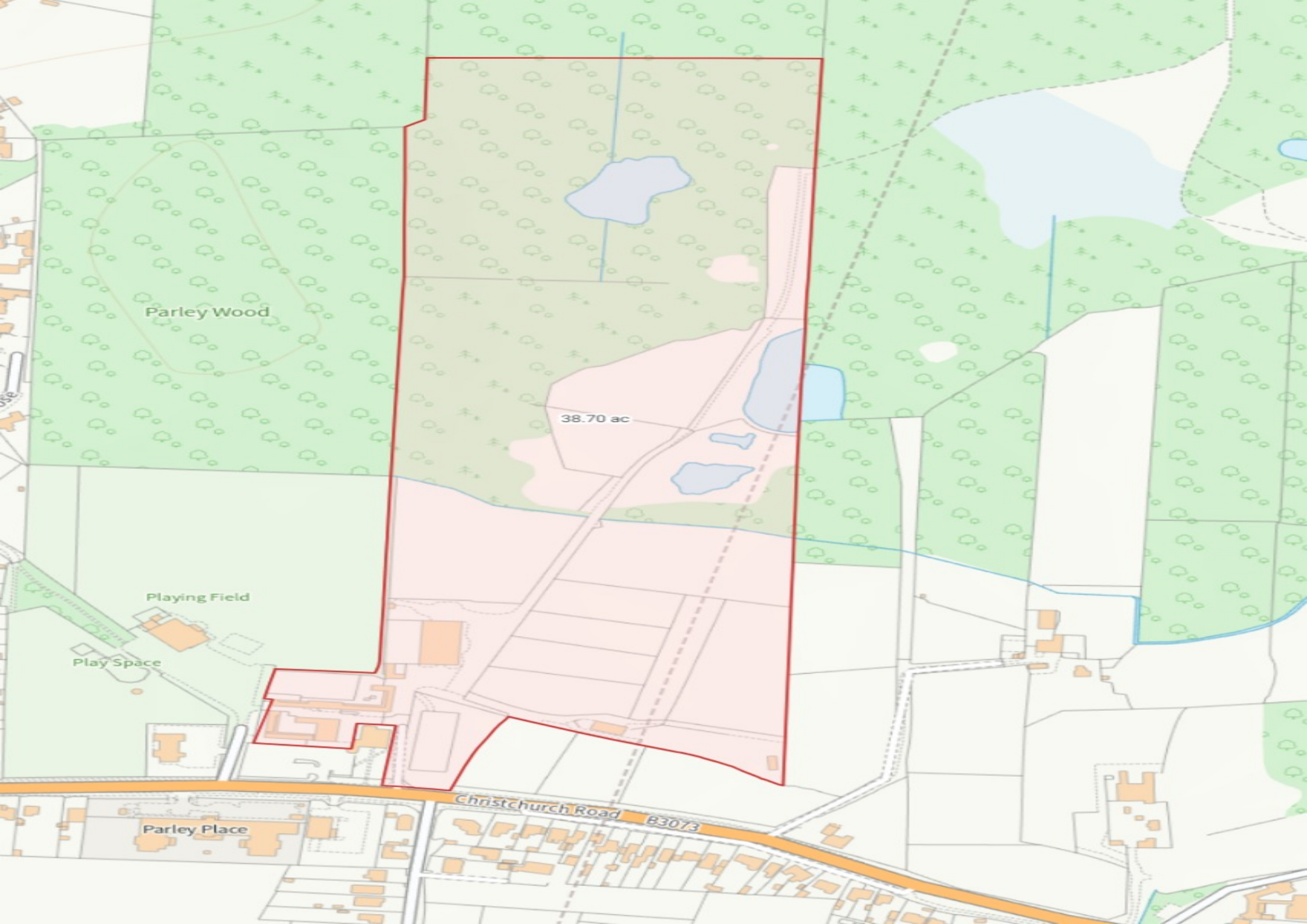












Parley Wood

38.70 ac

Playing Field

Play Space

Parley Place

Christchurch Road B3073