

FOR SALE



STONELEIGH HOUSE

2 ROWLANDS HILL, WIMBORNE MINSTER, DORSET BH21 1AN

**Rare Opportunity to Acquire a Handsome, Detached Property in
Central Wimborne. Suitable for a Variety of Potential Uses
(Subject to Any Necessary Consents)**

- Guide Price £1,500,000
- Envious Town Centre Location. Opposite Waitrose And Crown Mead Park
- Landmark Detached Property
- Stoneleigh House Plot Size of 0.46 Acres (0.187 ha) Approx
- Attractive, Mature Gardens
- Suitable For Various Uses (subject to consents)
- Not Listed
- Planning Consent For Conversion Of 'Stoneleigh' To Single Dwelling
- Planning Consent For Conversion Of 'The Coach House' To Separate Dwelling



Primmer Olds **B.A.S.**



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LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and 10 miles north west of Bournemouth.

The town, which is currently experiencing considerable growth, features a vibrant mixture of local and national retailers and also boasts a strong foody scene with numerous quality independent restaurants, cafe and bars trading alongside national operators.

Loungers have recently opened their Piazza Lounge offering on The Square with Wetherspoons & Costa also having branches in the town.

Waitrose and Co-Operative have long established supermarkets in the town. Other major names represented include Fat Face, Crew Clothing, White Stuff, Mint Velvet, Rohan, Superdrug, Toni & Guy, WH Smith, Thirty-Three Boutique, Seasalt, Moshulu, Clarks & Phase Eight.

Stoneleigh House occupies an enviable, central location within the town fronting Rowlands Hill.

Waitrose are closeby and the property is situated within easy walking distance of The Square and the town's principal shopping, hospitality and leisure facilities , the latter including the celebrated Tivoli Theatre.



DESCRIPTION

Stoneleigh House which is believed to date from the 1860s is a handsome property which provided a fine private dwelling up to the 1970s.

At that time our clients acquired and converted the property to provide a well-regarded care home which has remained in the same family's ownership ever since prior to closing in 2023.

In addition to offering 10 letting rooms (most having ensuite facilities) the property also features owner's accommodation.

The property falls within a generous and regular shaped plot extending to approximately 0.26 acres (0.11 hectares) featuring mature gardens and good parking provision.

In addition to the main Stoneleigh House building, the site also includes a former Coach House. This is a detached outbuilding which is currently used for storage and the plot measures approximately 0.19 acres (0.077 ha). The total site can be seen edged pink in the ariel photograph on page 6.

Both properties have the benefit of separate planning consents as detailed below. Full details are held in a data room, access details for which are available from the agents.

The property is considered eminently suitable for a variety of alternative uses subject to the purchaser obtaining any necessary statutory consents. Such uses might include boutique hotel, offices, educational, medical or leisure orientated uses.

ACCOMMODATION

Stoneleigh House, which is generally offered in good decorative order, is configured over ground, first and second floors and comprises 11 bedrooms (many having ensuite facilities), 3 loft rooms, entrance porch, 2 hallways, 3 reception rooms, a dining room, 2 kitchens, a laundry room, pantry and multiple WC's .

The Coach House is principally arranged over ground and first floors with some single storey elements and would benefit from some refurbishment.

COUNCIL TAX

Band G

EPC

Asset Rating: F(35)



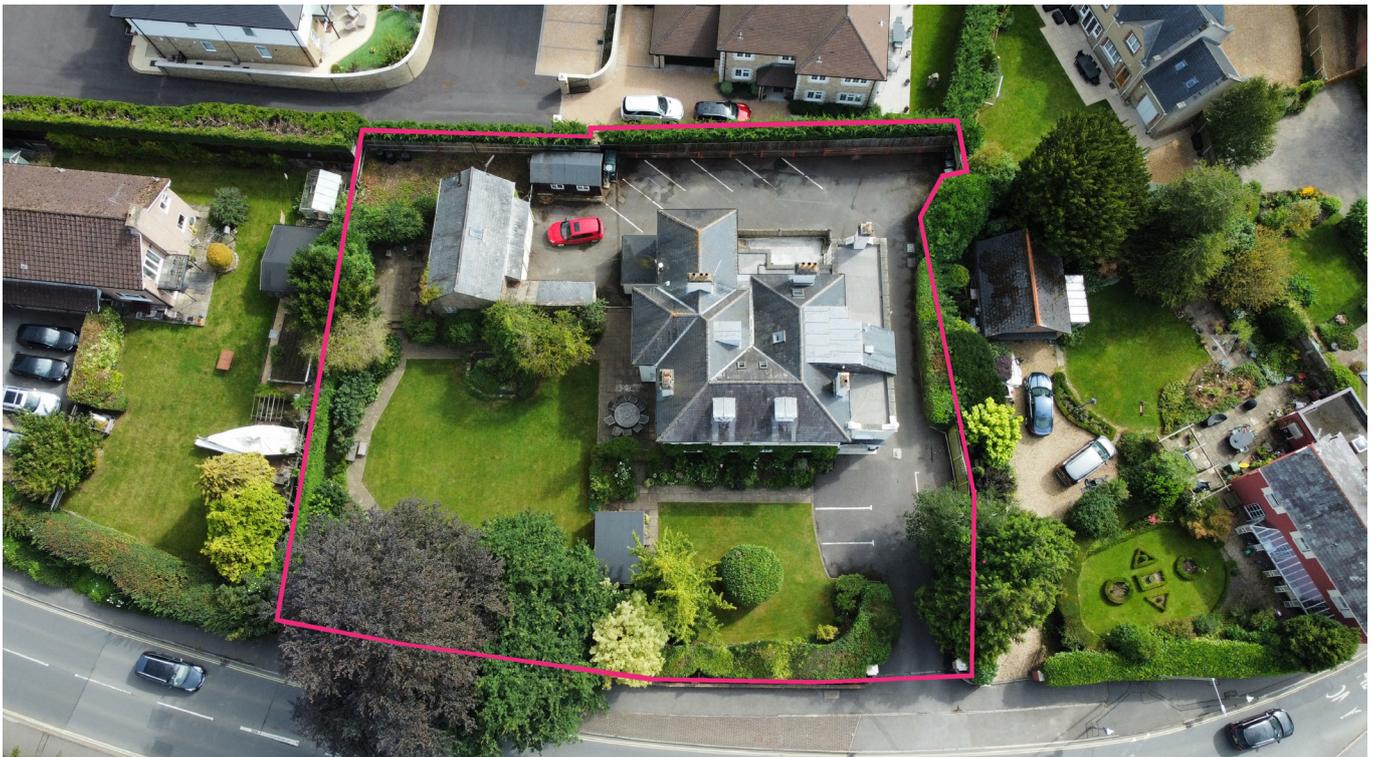




PLANNING

Stoneleigh House has been granted planning consent for 'Change of Use' from Care Home to Residential Dwellinghouse – Application Reference P/FUL/2022/07704.

The Coach House building has been granted planning consent for 'Retention and extension of coach house; sever plot to form 1no. dwelling' – Application Reference 3/20/0486/FUL



TENURE

Freehold with vacant possession upon completion.

TERMS

Unconditional offers are invited in the region of £1,500,000 for Stoneleigh House.

DATA ROOM

[Click here for access to the Data Room.](#)

VAT

We understand that the property is not elected for VAT

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

VIDEO

[Scan our QR Code or click here for an aerial video showcasing the property and location.](#)



VIEWING & FURTHER INFORMATION

Strictly and only by prior appointment via Primmer Olds B.A.S through whom all negotiations must be conducted.



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