



## RIVERSIDE FARM

### SLOUGH LANE, WIMBORNE, DORSET

Situated in an Idyllic Setting, a Five Star Rated Campsite, Situated Within Easy Access of The New Forest and South Coast. For Sale Due to Owners Retiring.



## SITUATION

Ringwood 6 miles, New Forest 8 miles, Bournemouth 16 miles

**Railways:** Bournemouth to Waterloo 2hrs

**International Airports:** Bournemouth International Airport 16 miles, Southampton Airport 28 miles

Approx. 1hr 45 mins drive from London

**Local, Sporting & Recreational** There is an abundance of leisure and sporting activities located within an hours drive of the property including The New Forest and South Dorset Jurassic Coast which attract millions of visitors every year to enjoy the excellent walks in the forest and breath-taking coastline. The white sandy beaches of Bournemouth are within 30 minutes and the dark sky reserve of the Cranborne Chase is situated within 3 miles. The village of Three Legged Cross provides 2 local shops and a pub, whilst extra gastronomy is found in the neighbouring villages with nearby Ringwood providing excellent shopping and dining.

## RIVERSIDE FARM

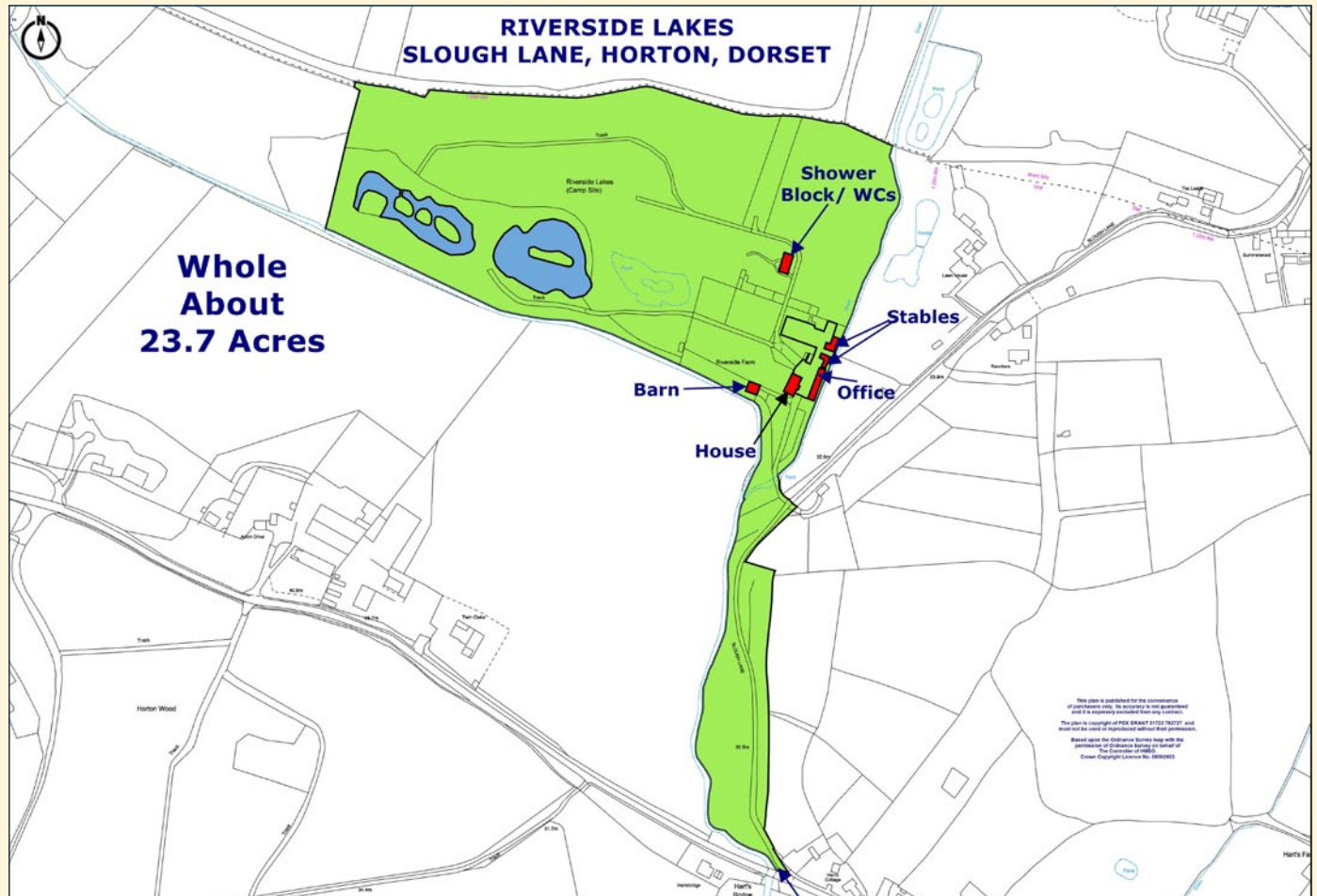
Privately situated off a country lane and accessed via a private drive through woodland, Riverside Farm is an extremely rare opportunity. With 90% repeat business levels and consistent five star reviews, this business needs little introduction to those familiar with camping in the UK. Having featured in national media, the campsite offers total privacy from neighbouring properties, well-spaced out pitches with good facilities and three lakes. The setting is pretty unique offering complete peace and quiet yet being within just 1hr 45 mins drive from London. Offered to the market with a residential four/five bedroom property included.

### The House

Constructed some 30 years ago, the house is built in a chalet style and provides flexible accommodation which has been well maintained and updated. With a large veranda and decking to the rear overlooking lawns, the property does provide a degree of privacy from the campsite.

The accommodation in full comprises:-

- Hallway
- Sitting Room with Doors to Veranda
- Kitchen/Family/Dining Room
- Laundry Room
- Study/Bedroom Five
- Master Bedroom with En-Suite
- Bathroom
- Cloakroom
- First Floor Landing
- Three Bedrooms
- Bathroom





## CAMPSITE

The campsite is well laid out over 22 acres (12 of which are allocated to the pitches) with meandering pathways, small woodland lakeside walks offering 55 pitches, including 7 bell tent pitches and a lake island providing immense space to each pitch, the site enjoys three well stocked lakes which at present are only for use of those staying at the campsite.

The modern brick built shower block was added by the present vendor and offers eight showers, toilet facilities, day room/ kitchen, family bathroom and powder room. The current owners have also set up a child's petting zoo with miniature horses and pigs. The whole atmosphere of the campsite is one of tranquility and relaxation, with a car ban to the pitches other than to set up and take down. There are two car parks within the site which are sited well away from the pitches. Presently the business operates 6 months of the year from April through to the end of September. The site includes further eco toilets, well stocked orchard and a further cabin including fridge and store.

Whilst the campsite provides an immediate off the peg business for a new owner, the opportunities to further grow the business are evident and the setting would certainly lend itself well to a high end glamping site, subject to permissions. Accounts will be available upon viewing and signing an NDA.

### Fishing

Presently the three well stocked fishing lakes are only open to those using the camp site facilities, however day fishing could easily be re-instated.

## OUTBUILDINGS

### Office building

The office offers exceptional additional space which could be utilised as a games room/entertaining venue which is situated opposite the main house and really would lend itself to being divided into two holiday cottages (subject to planning). There is a store room attached and further double car port.

### Stables

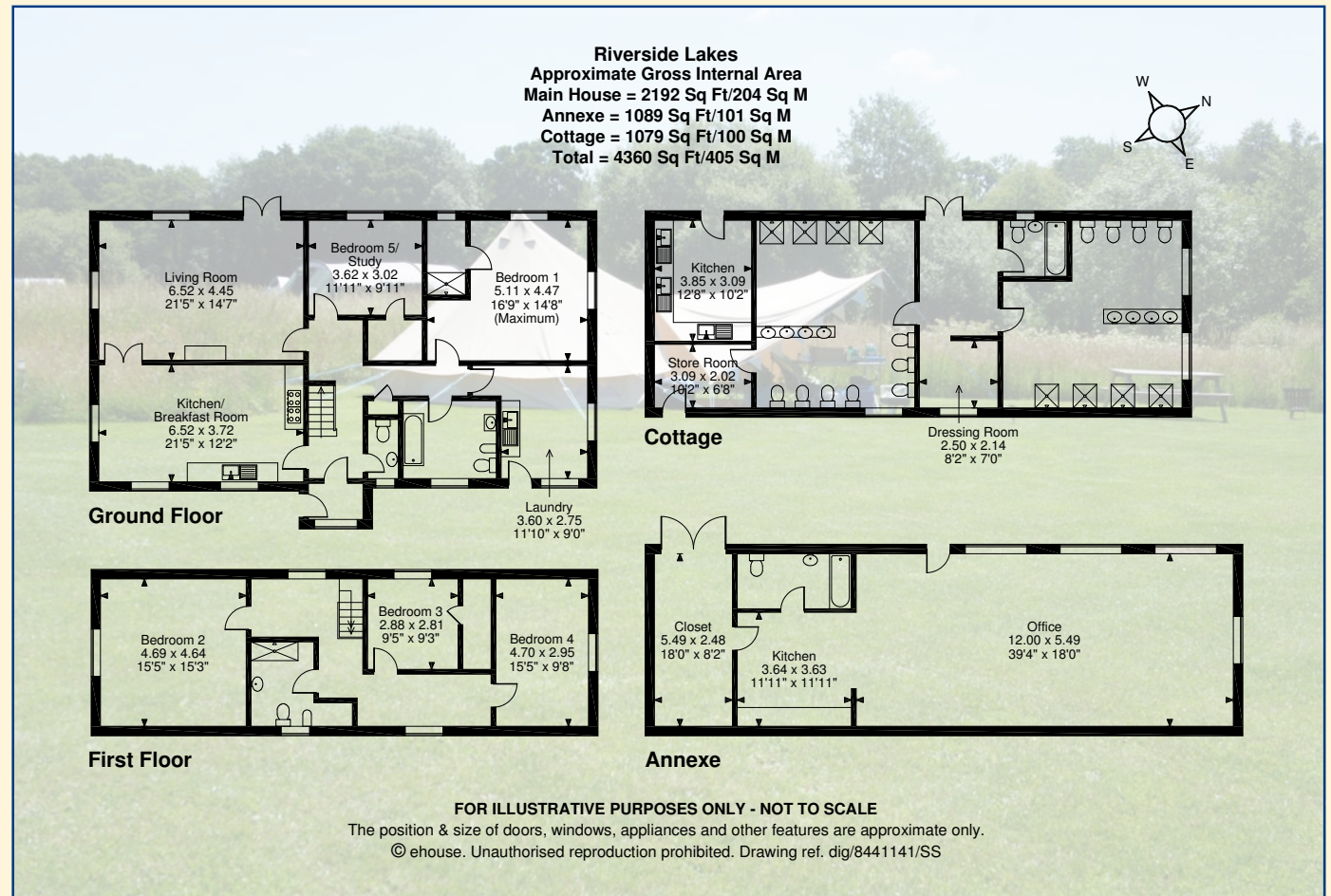
There are two blocks of stables, one double and further triple block, which have not been used for many years but could be refurbished for use again.

### Pole Barn

Fully enclosed with concrete base, recently re-clad.

### Shepherd's Hut

Newly constructed with cooker, WC, Butler sink and built in bed.



## AGENTS NOTE

Fox Grant and their clients give notice that: (smaller font than main text body of brochure)

- 1.They have no authority to make or give any representations or warranties in relation to the property.
- 2.These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
- 3.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Local Authority** Dorset Council 01202 795096

**AOC** – The property is currently subject to an AOC, but a certificate of lawfulness is being applied for.

**Council Tax** Band 'E' – £2497.50

**Energy Performance Certificate** Band C : full EPC available upon request from agent

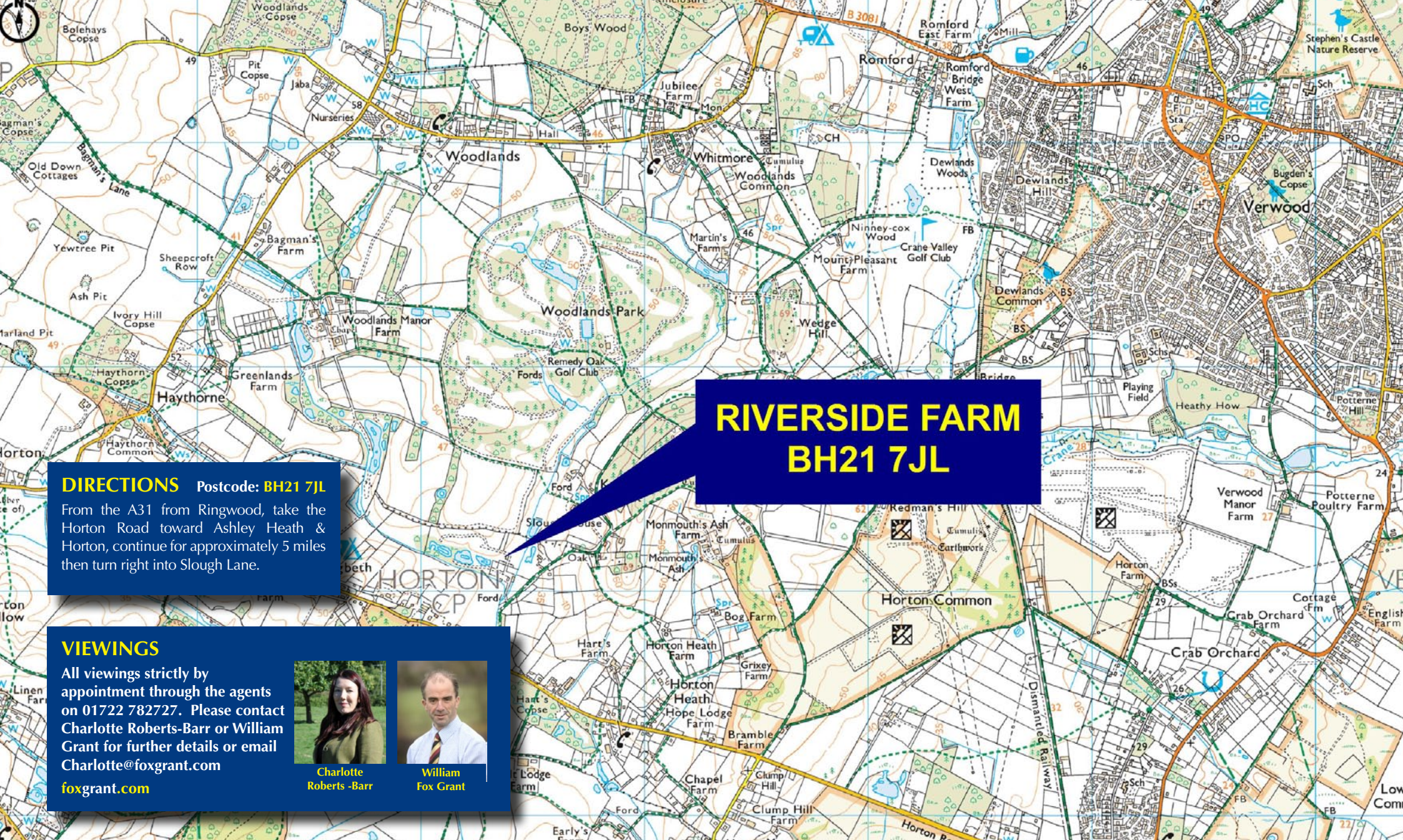
**Services** Mains (metered) water, electricity, oil central heating, private sewage system. Broadband to the property, speed 18 Mbs

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

**Tenure** The property is sold as Freehold and will be sold with vacant possession on completion.

**Particulars Prepared** by Charlotte Roberts – Barr September 2020





# RIVERSIDE FARM BH21 7JL

**DIRECTIONS** Postcode: **BH21 7JL**  
From the A31 from Ringwood, take the Horton Road toward Ashley Heath & Horton, continue for approximately 5 miles then turn right into Slough Lane.

**VIEWINGS**  
All viewings strictly by appointment through the agents on 01722 782727. Please contact Charlotte Roberts-Barr or William Grant for further details or email [Charlotte@foxgrant.com](mailto:Charlotte@foxgrant.com)  
[foxgrant.com](http://foxgrant.com)



Charlotte Roberts-Barr



William Fox Grant