



**NURSERY PADDOCK, VALLEY ROAD, SWANAGE
£57,500 FREEHOLD**

Nursery Paddock, Valley Road, Swanage

This is a rare opportunity to acquire an area of agricultural land which extends to approximately 0.53 of an acre and is well situated in the heart of the Isle of Purbeck approximately 1.5 miles from the seaside resort of Swanage. The land has for several years been used for leisure purposes and has the advantage of a detached hay store/barn which measures 6.1m x 4.58m (20' x 15').

The paddock is subject to restrictions which *inter alia* state that the land cannot be used for trade or business other than agriculture or horticulture. Also no buildings may be erected thereon without the requisite permission from a former land owner. Full copies of the restrictions are available for inspection.

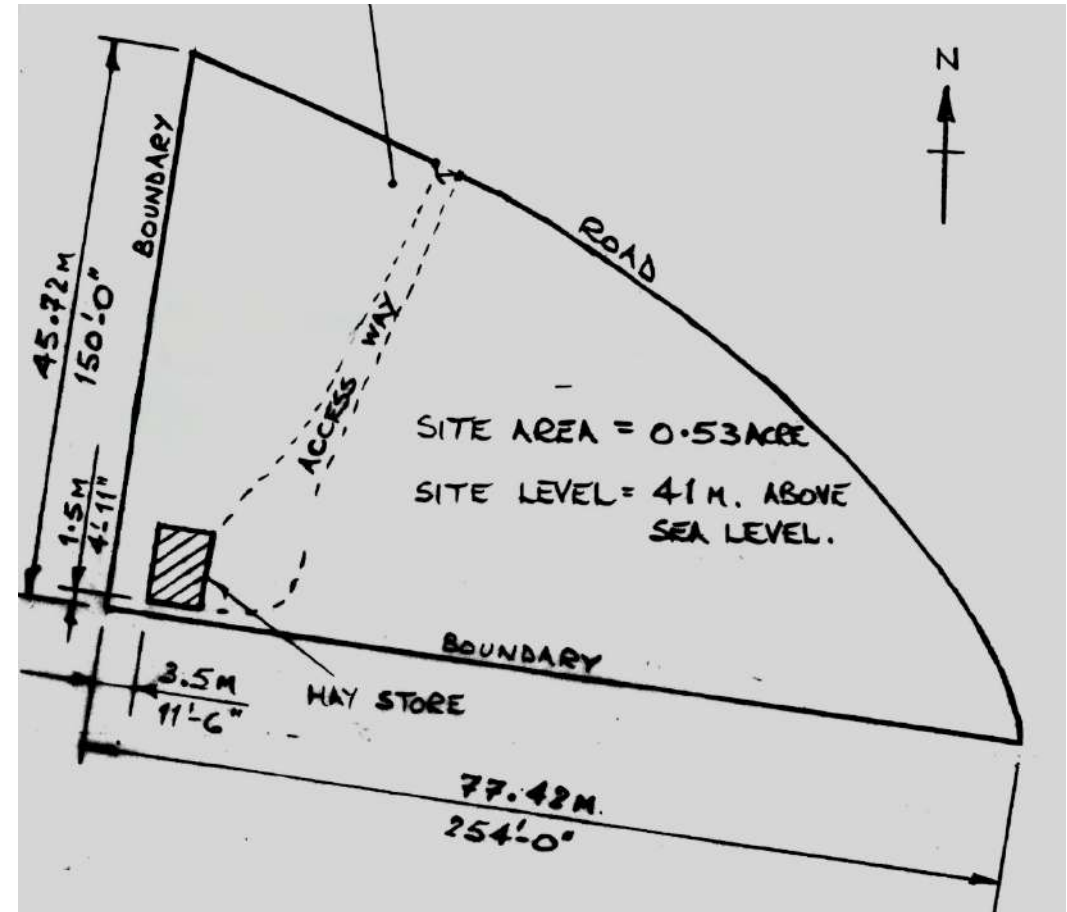
The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

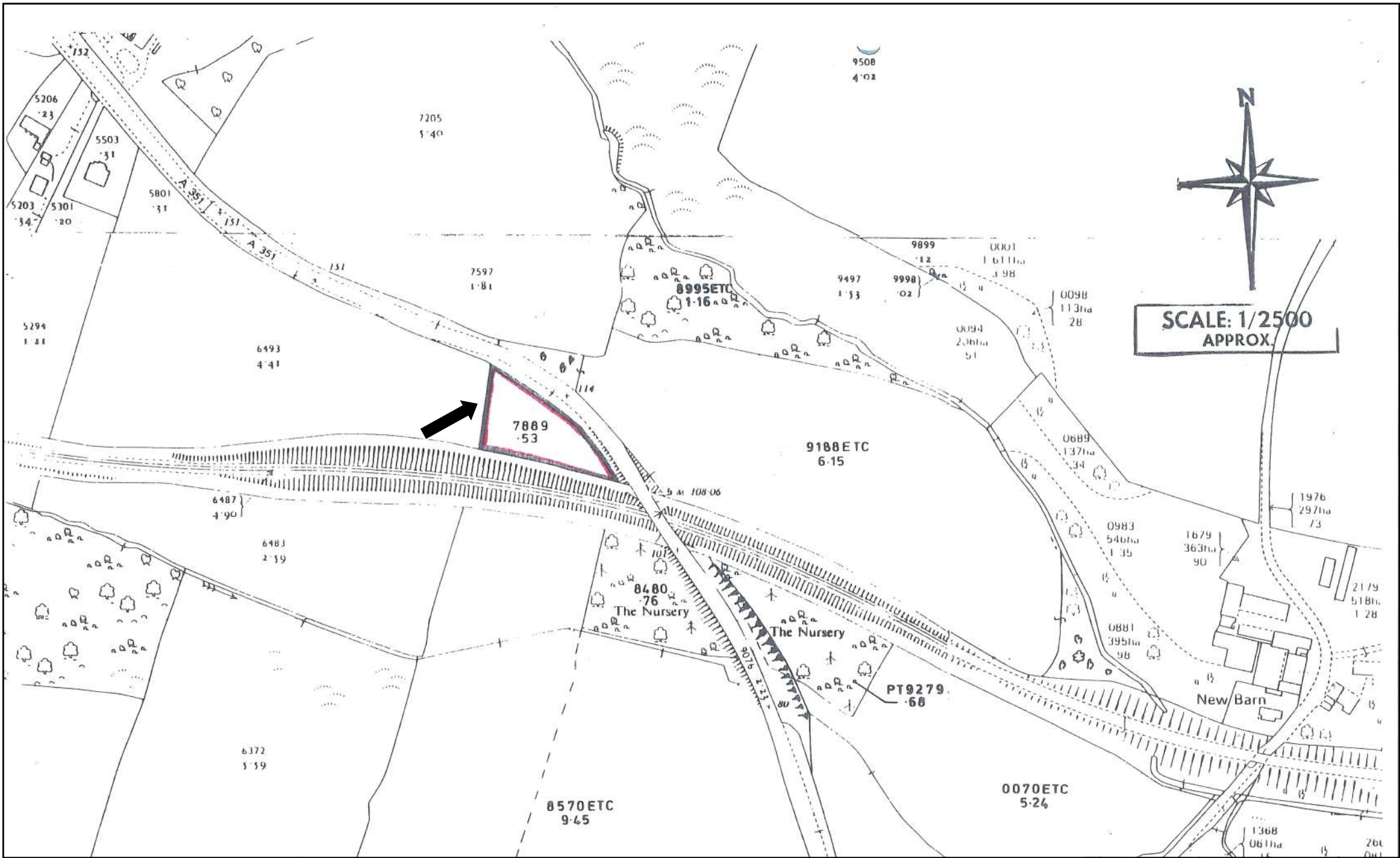
PLOT Size 0.53 of an acre.
Detached hay store/barn 6.1m x 4.58m (20' x 15')

SERVICES None.

VIEWING By appointment only please through the agents, Corbens, 01929 422284. The postcode for this site is **BH19 3DX**.

Property Ref: VAL2090





THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

