



Paddocks & Stable, Chatter Alley
Dogmersfield

**McCarthy
Holden**

Guide Price £230,000



Paddocks & Stable, Chatter Alley

Dogmersfield

Approximately 2.5 acres of paddock land with stable block, storage barn, vegetable garden and small vineyard in the heart of Dogmersfield.

Council Tax band: TBD

Tenure: Freehold

- Approximately 2.5 Acres of Paddock
- Stable Block with Power & Water
- Storage Shed/Barn
- Secure Gated Access over Private Lane





The Property

Approximately 2.5 acres of paddock land with stable block, storage barn, vegetable garden and small vineyard in the heart of Dogmersfield.

Accessed over a gated private access lane and benefitting from power and water supply, the stable block is of timber construction with fenced area of hard standing. There are three loose boxes and a tack room/store.

There is an adjoining storage shed/small barn adjacent to the vegetable garden and small collection of grape vines.

The paddocks are well maintained with water supply point part way up the field. The boundaries are secured with post and rail fencing.

Agents Note:

There will be an uplift clause placed on the land should there be any future planning potential revealed. An uplift of 20% of the increase in value, this will be valid for 10 years following the new owner purchasing.

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- Storage Shed/Barn
- Secure Gated Acces over Private Lane







Sports Pavilion

Tennis Court

Cricket Ground

Area: 2.379 acres (9628.91 m²)

Path (um)

C of E
Primary School

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.