



Development Opportunity Mill Street
Corfe Mullen, Wimborne, BH21 3RH

Offers in the region of £850,000



Development Opportunity Mill

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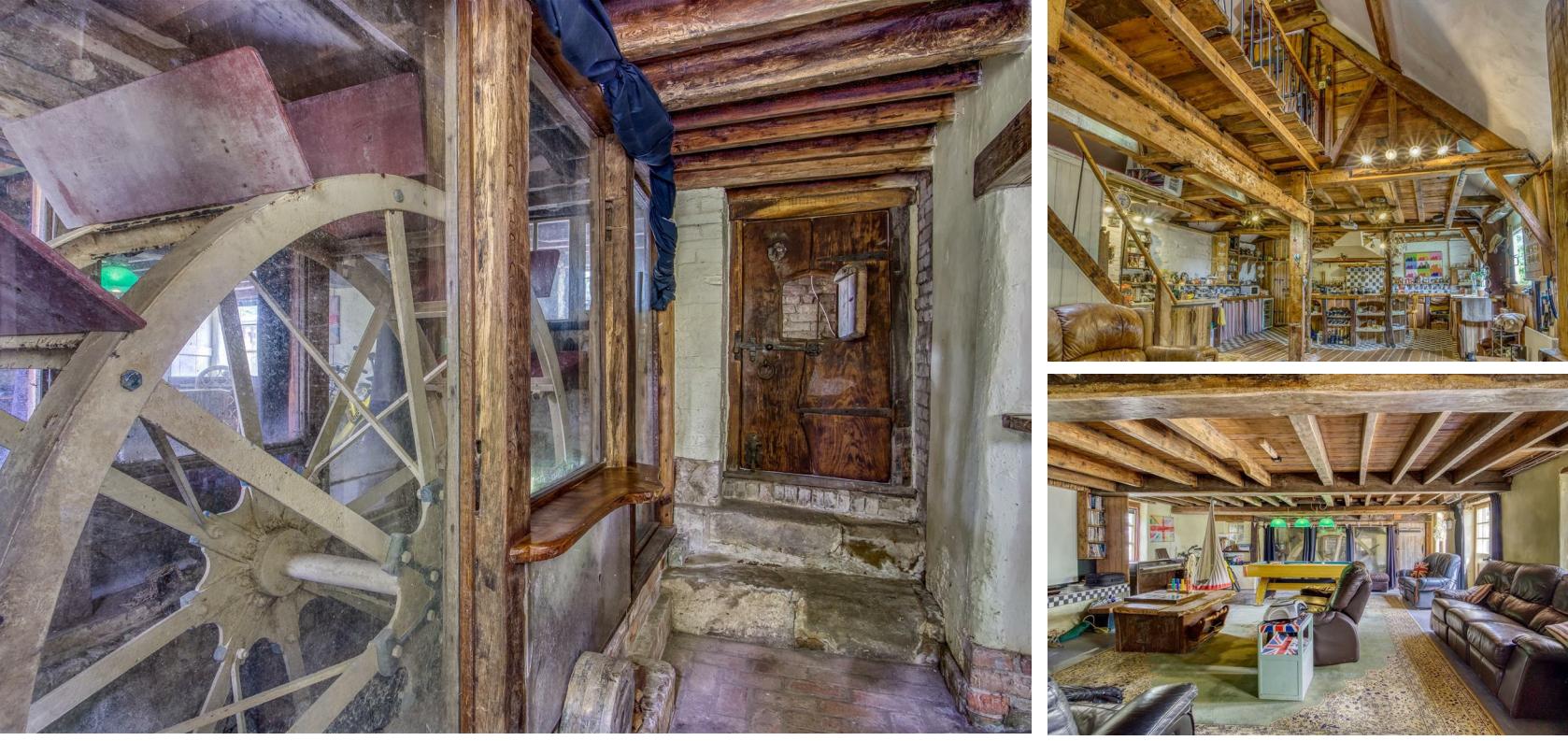
The Old Mill offers so much potential for generating income due to its 6500 sq/ft of floor space with planning achieved to convert into separate units of which the current owners would consider a joint venture arrangement if required. A water turbine is currently being reinstated whereby we are advised that power will cost nothing on this site and excess power could get a financial gain from selling to local housing/ businesses via a three phase electricity supply.

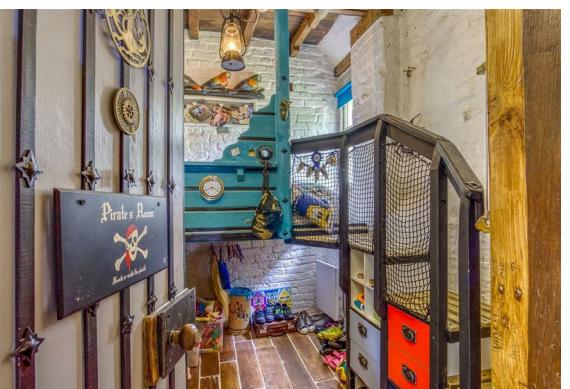
The St Quintin property group are pleased to offer this character Stour Mill being one of the largest on the river Stour. The present owner informs us that the site goes back to the Roman times and is featured in King Johns Doomsday book. The property offers a wealth of character features including a mill wheel, mooring for row boat, formal gardens ,fishing and shooting rights.

In recent years the owner informs us that a number of specimen Roach have been caught and also offers fishing for Barbel, chubb and most other coarse fish and indeed game fish, there is also a roman eel trap and smoker.

The property offers a regular holiday income and can cater for special events and wedding functions, the owner is happy to share this information with any potential purchaser. The mill is grade 2 listed and has a multitude of character features and also offers views over open countryside. The mill is on the outskirts of the market town of Wimborne Minster with its famous 1000 year old minster and river views and of course not to forget the model village of Wimborne. Corfe Mullen offers excellent schools and village shops, church and bus service, there are good road links to Ringwood and the New Forest to the east, Dorchester and Weymouth to the West. The jewel in the crown being the Purbeck hills and the coastal towns of Bournemouth and Poole.

The Old Mill offers so much potential for generating income as it offers some 6500 sq/ft of floor space with planning achieved convert into separate units of which

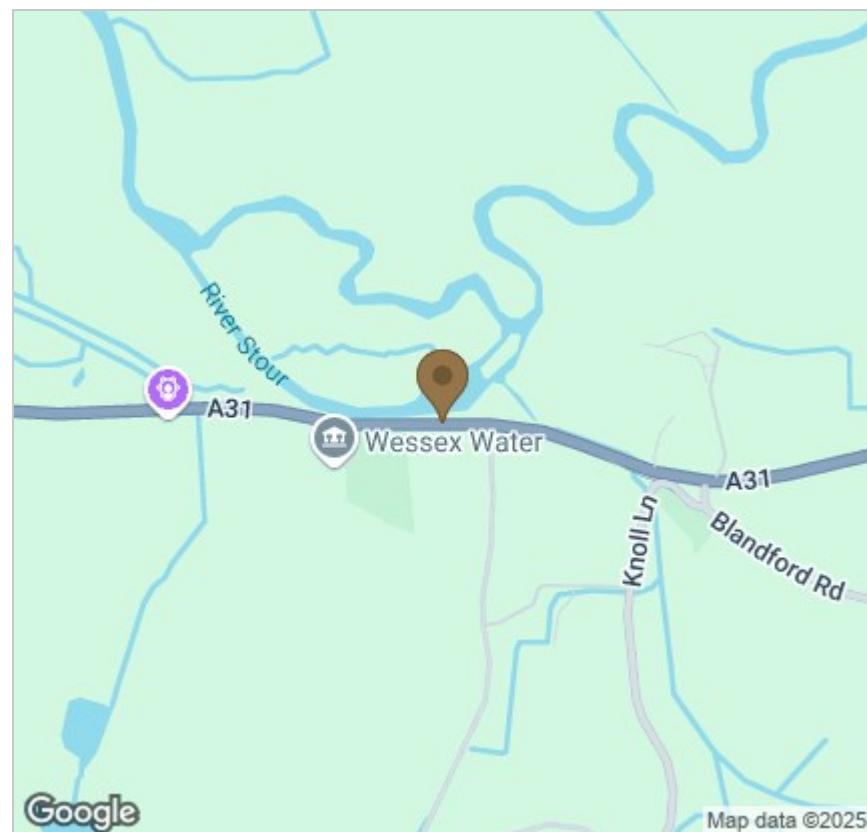




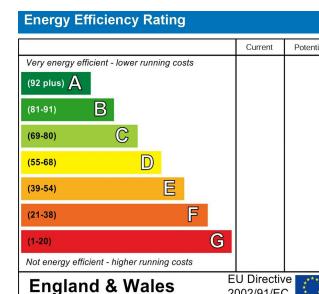
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our StQ Property Group Office on 01202877123
if you wish to arrange a viewing appointment for this property or require further information.

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