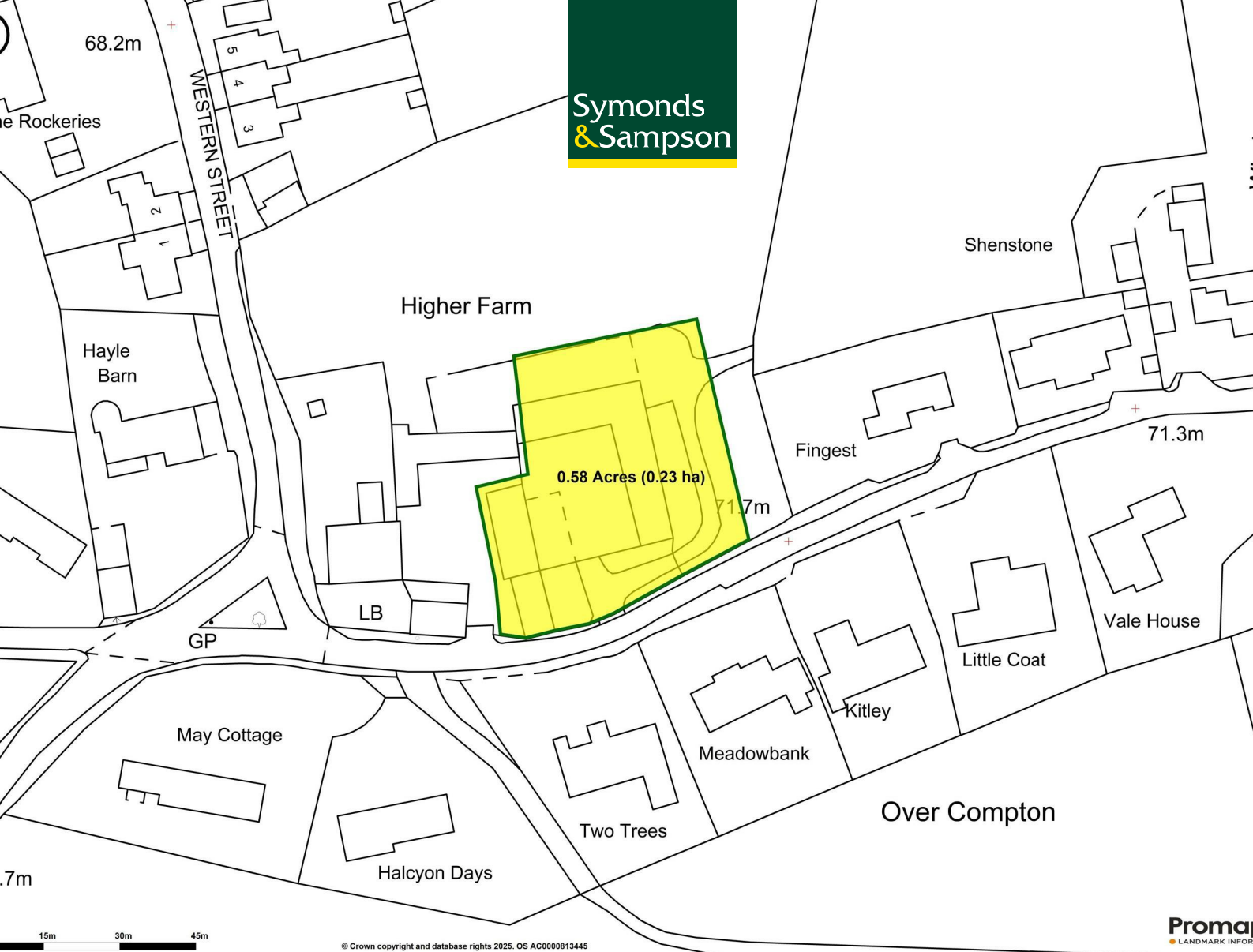




Barns at Higher Farm, Over Compton, DT9 4QS

A site comprising existing barns with granted planning permission for the creation of three barn conversions, set in a tranquil rural location and enjoying far-reaching countryside views.

- Granted planning permission for three barn conversions
- Beautiful, rural setting bordering open countryside
- Close proximity Sherbornes' amenities

Guide Price **£495,000**

Freehold

THE PROPERTY

Set in a beautiful, rural position and yet not far from good road links, this development site of 0.58 acres (0.23 hectares) includes two existing agricultural barns.

ACCOMMODATION

Planning permission has been granted under reference P/FUL/2022/03668 for the change of use of three barns. The proposed scheme will create three attractive single storey dwellings, comprising one detached property and a pair of semi-detached barns. Each home will benefit from private gardens and allocated parking.

Set in a picturesque rural location, the development will enjoy far-reaching views across open countryside towards Trent, offering a peaceful and characterful setting with excellent potential.

Full details and documents relating to both permissions are available via the Planning Portal on Dorset Council - <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

SITUATION

Set equidistant between Sherborne and Yeovil, the charming village of Over Compton is nestled in the heart of the Dorset countryside. This picturesque location offers a peaceful rural setting while remaining conveniently close to amenities. The neighbouring village of Trent provides a highly regarded pub and a well-regarded primary school, adding to the area's appeal.

The neighbouring historic Abbey town of Sherborne, offers a range of independent shops, restaurants and supermarkets. The area is well-served by excellent schooling, including The Gryphon School, as well as prestigious independent schools such as Sherborne School, Sherborne Girls, Leweston, and Hazlegrove. For commuters, a direct train from Sherborne to London Waterloo takes approximately 2.5 hours, while Castle Cary, just 12 miles away, offers a faster 90-minute service to Paddington. Bournemouth, Bristol, and Exeter airports are also within easy reach, providing excellent transport connections.

MATERIAL INFORMATION

Broadband - Superfast broadband is available.

Mobile phone network coverage is likely inside on most major networks, connection available inside on some networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

The barns are located within the curtilage of Higher Farmhouse which is Grade II Listed.

DIRECTIONS

What3words - [///class.shout.having](#)

VIEWING ARRANGEMENTS

All viewings to be accompanied by agent or vendor, please contact the agent to book a suitable time and date.

AGENTS NOTE

Several more modern barns on the site have already been demolished. In addition, part of a barn located to the north, outside the area being offered for sale, remains to be demolished and rebuilt, which will be undertaken at the seller's expense.

A shared right of way will be required to allow both the seller and the buyer access for building and maintenance purposes in a designated area.

The seller will retain a right of way for vehicles, including for occasional cattle movements, over the access route leading to their retained land.

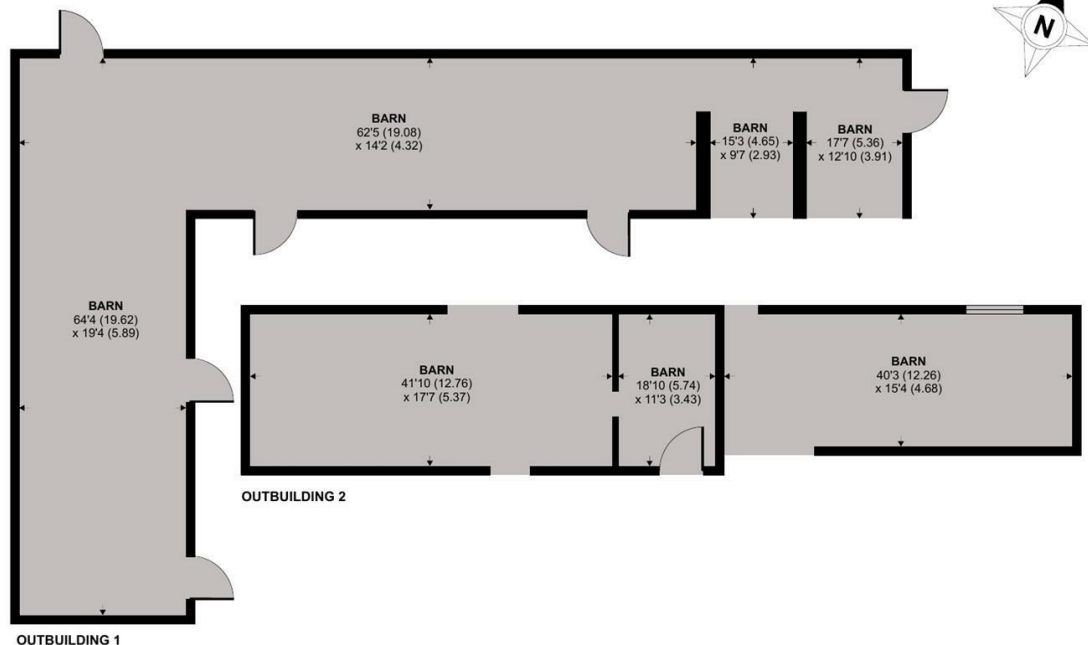
Over Compton, Sherborne

Outbuilding 1 = 2696 sq ft / 250.4 sq m

Outbuilding 2 = 1565 sq ft / 145.3 sq m

Total = 4261 sq ft / 395.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Symonds & Sampson. REF: 1309710



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