



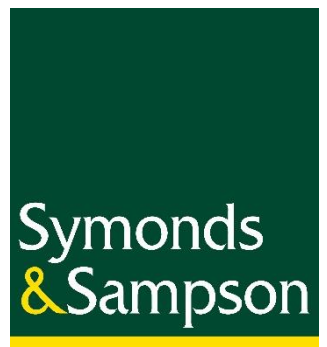
## Land at Foyle Hill Shaftesbury, Dorset , SP7 0AG

12.37 acres (5.00 ha) of undulating pasture located on the edge of Shaftesbury.

**Guide Price £150,000**

Freehold

For sale by Informal Tender



# Land at Foyle Hill

Shaftesbury, Dorset , SP7 0AG

- Elevated parcel of land boasting spectacular far reaching views over the surrounding countryside
  - Edge of town location
  - 12.4 acres of pasture
- Suitable for agriculture, equestrian and amenity uses
  - For Sale by Informal Tender
- Tender deadline - offers must be submitted in writing by **12 noon on Wednesday 7<sup>th</sup> August, 2024**

## The Property

A parcel of undulating land amounting to 12.3 acres located on the edge of Shaftesbury. The soil is a freely draining slightly acid loamy soil and has been used for grazing in recent years. The land is enclosed by hedge and tree lined boundaries.

## Situation

The land is situated in an easily accessible position on the very outskirts of Shaftesbury and can be accessed from an existing gateway off Foyle Hill.

## Directions

what3words ///photos.overpaid.sunshine

## Services

None connected.

## Rights of Way

There are two footpaths crossing the land.

## Local Authority

Dorset Council

## Designations

The land is a registered Site of Special Scientific Interest being within part of the Breach Fields SSSI and lies within a Nitrate Vulnerable Zone.

## Tenure

Freehold with vacant possession upon completion.

## Overage

The land is sold subject to an Overage Clause payable at 25% of any increase in value following a grant of Planning Permission or change of use outside the scope of agriculture and equestrian for a term of 20 years.

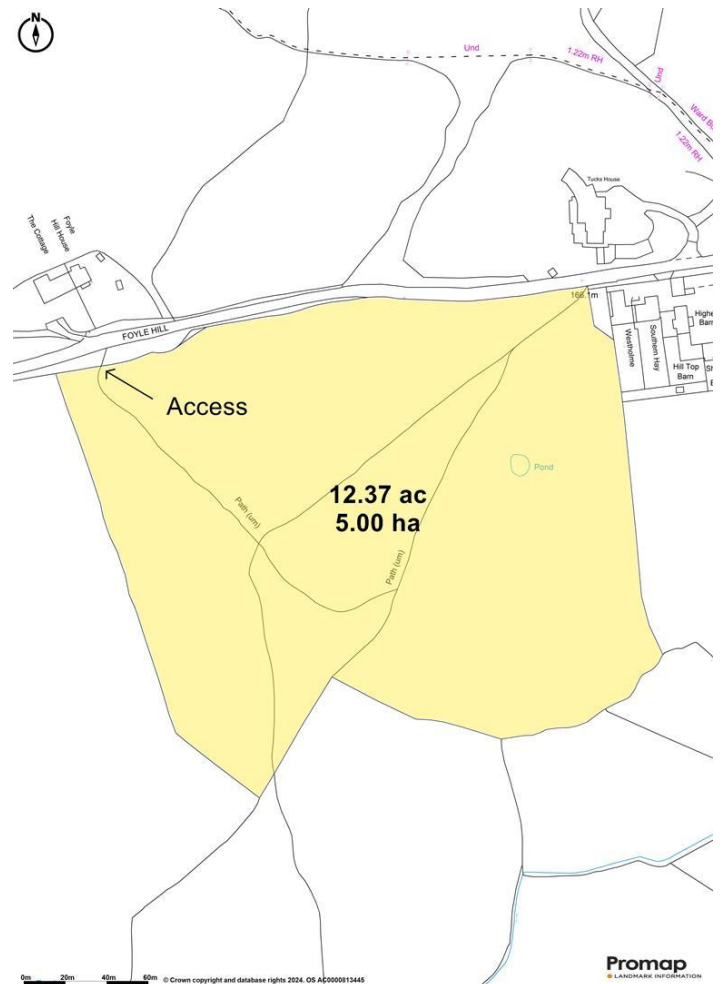
## Solicitors

Maclachlan Solicitors, Blackmore Vale House, Newbury, Gillingham, Dorset SP8 4QJ



## Viewings

Strictly by appointment through Symonds & Sampson Salisbury Agricultural office on 01722 334323



JED/01/7/2024



01722 334323

Symonds & Sampson LLP  
89 Crane Street, Salisbury, Wiltshire, SP1 2PU  
salisbury@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 Symonds & Sampson have not tested any services, equipment, or facilities.



## INFORMAL TENDER CONDITIONS

**Land at Foyle Hill, Shaftesbury  
Dorset, SP7 0AG  
("the Property")**

### SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than  
**12 NOON ON WEDNESDAY 7<sup>th</sup> AUGUST 2024**

**Symonds & Sampson, 89 Crane Street, Salisbury, SP1 2PU  
Ref: JRE Email: [jedwards@symondsandsampson.co.uk](mailto:jedwards@symondsandsampson.co.uk)**

#### **Tenders should be submitted on the following basis:**

1. Any person wishing to purchase the Property must complete and sign the Informal Tender Form attached and return it together with these printed conditions at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
5. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "LAND AT FOYLE HILL" in the left hand corner. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract shortly following acceptance of an offer. A 10% deposit will be payable upon exchange of contracts.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendors do not commit themselves to accept the highest or indeed any offer.



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**INFORMAL TENDER FORM**  
**Land at Foyle Hill, Shaftesbury**  
**Dorset, SP7 0AG**  
**("the Property")**

**SUBJECT TO CONTRACT**  
**Tenders are to be received, in writing, on this form no later than**  
**12 NOON ON WEDNESDAY 7<sup>th</sup> AUGUST 2024**

**Symonds & Sampson, 89 Crane Street, Salisbury, SP1 2PU**  
**Ref: JRE Email: jedwards@symondsandsampson.co.uk**

I/We: \_\_\_\_\_

Of: \_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_

Hereby submit a Tender for the property as described in our particulars, in the sum of:

£ \_\_\_\_\_ In words £ \_\_\_\_\_

Please provide details of funding and enclose evidence (e.g., bank statements/mortgage offer/letter from bank)

\_\_\_\_\_  
\_\_\_\_\_

Dated \_\_\_\_\_ Signed: \_\_\_\_\_

Name: \_\_\_\_\_

My/Our Solicitors are: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please ensure this form is returned to our office prior to **12 NOON ON WEDNESDAY 7<sup>th</sup> AUGUST 2024**. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.



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