

Land at Shillingstone

Blandford Forum • Dorset

Symonds
& Sampson



Land at Hambledon Farm

Shillingstone, Blandford Forum,
Dorset, DT11 0QX

Sturminster Newton 3 miles • Blandford 6 miles
Shaftesbury 9 miles
(Distances approximate)

190.80 acres (77.20 hectares) of productive Blackmore Vale farmland

- Deep loam and Kimmeridge clay soil well suited for growing strong grass crops
 - Arable and maize capable land
 - Excellent road access points
 - Level and gently undulating land
 - Currently registered as Organic
- Freehold with vacant possession on completion

For Sale by Private Treaty
as a Whole or in up to Four Lots

Lot 1 - 113.07 acres (45.74 ha)

Lot 2 - 44.68 acres (18.08 ha)

Lot 3 - 9.44 acres (3.82 ha)

Lot 4 - 23.62 acres (9.56 ha)





Description

A productive block of arable grassland. The level and undulating land is a deep loam and Kimmeridge clay soil lying 45m to 90m above sea level and is classified Grade 3 on the ALC. The land has been farmed in an extensive organic rotation of grass leys, permanent pasture and winter wheat for 15 years and is capable of being easily pushed to grow strong grass crops and a range of arable crops, including maize.

Parcels are enclosed by mature hedgerows with plenty of internal gates. There is a small broadleaf copse in Lot 1, adding to the conservation appeal.

Situation

The land is located at the eastern end of the Blackmore Vale, an area renowned for its productive grasslands. The land has excellent road frontage, with several highway gates to

Lots 1 and 2. The land lies in a sheltered position in the Upper Stour Valley sheltered by Okeford and Hambledon Hills. Lot 4 adjoins the settlement boundary of Shillingstone Village offering long-term development potential.

Services

Metered mains water supply. If sold in lots, appropriate easements will be reserved in order that all lots have a supply. The water troughs currently on the land are not connected.

Designations

The land is not in a Landscape Area (formally AONB) or Nitrate Vulnerable Zone.

A public bridleway crosses Lot 1, see plan.

The land is currently registered organic and in a Countryside Stewardship Scheme to 31/12/2027. The buyer will be expected to take on the scheme and prescriptions. Holdover





is reserved on 26 acres currently sown to winter wheat to 31/08/2024.

Lot 4 will be sold with an overage clause whereby the vendor will receive 25% of any uplift in value for a period of 20 years should planning permission be granted for residential and commercial use. This will exclude agricultural and equestrian use.

Directions

Between the eastern end of Shillingstone village and New Cross Gate with access off the A357, Haywards Lane and Tan Hill Lane. **What3words** ///clay.zinc.burn

Viewing During daylight hours with a set of these particulars in hand, having first informed the agents. Further information, if required, is available from Andrew Tuffin or Will Cairns on 01258 472244.

Important Notice

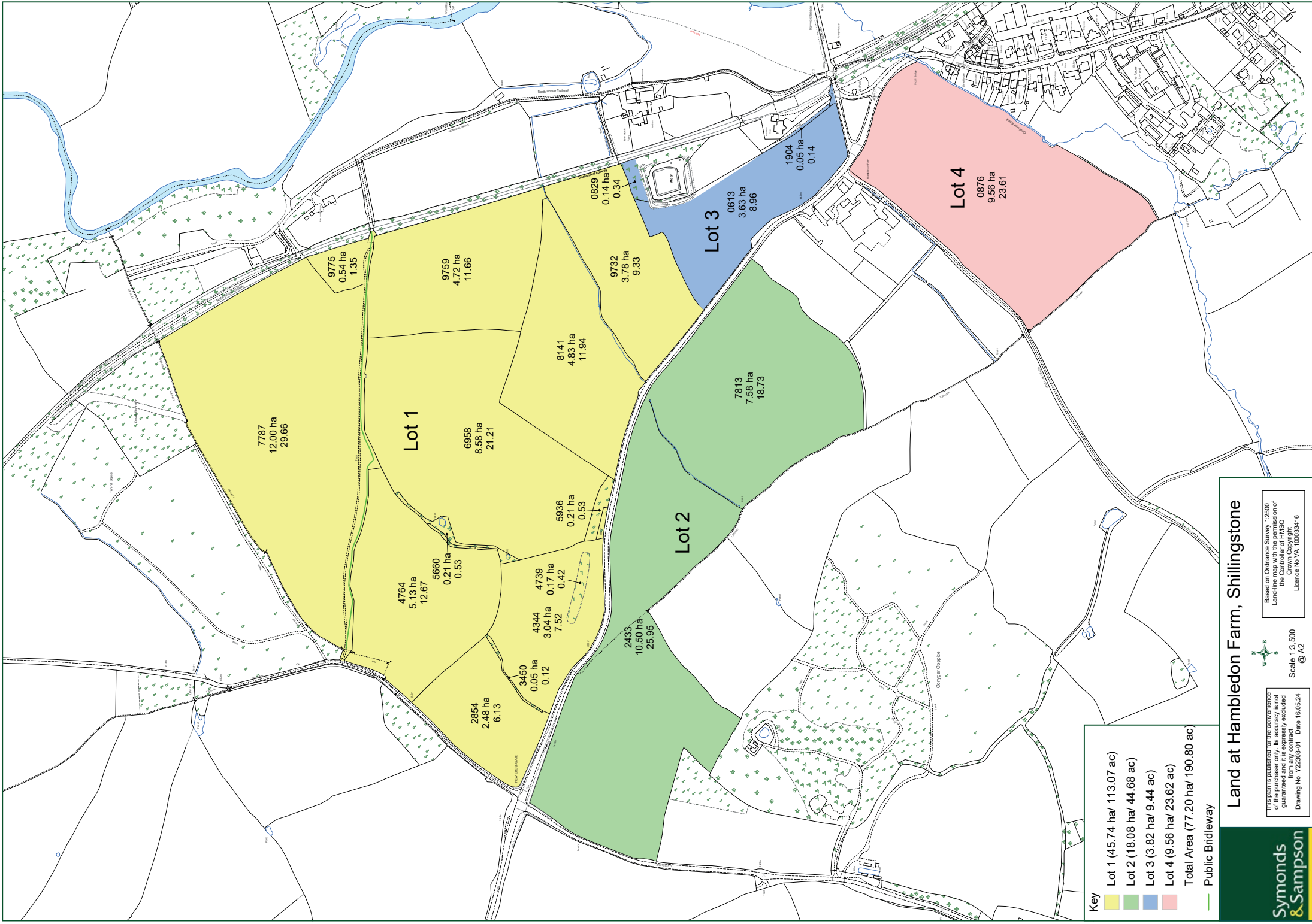
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Key

	Lot 1 (45.74 ha/ 113.07 ac)
	Lot 2 (18.08 ha/ 44.68 ac)
	Lot 3 (3.82 ha/ 9.44 ac)
	Lot 4 (9.56 ha/ 23.62 ac)
	Total Area (77.20 ha/ 190.80 ac)
	Public Bridleway

Land at Hambleton Farm, Shillingstone

This plan is published for the convenience of those who purchase land in the area of Hambleton Farm, Shillingstone, and its accuracy is not guaranteed by any contract from any contract.
 Drawing No. Y22308-01 Date 16.05.24



Scale 1:3,500 @ A2

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