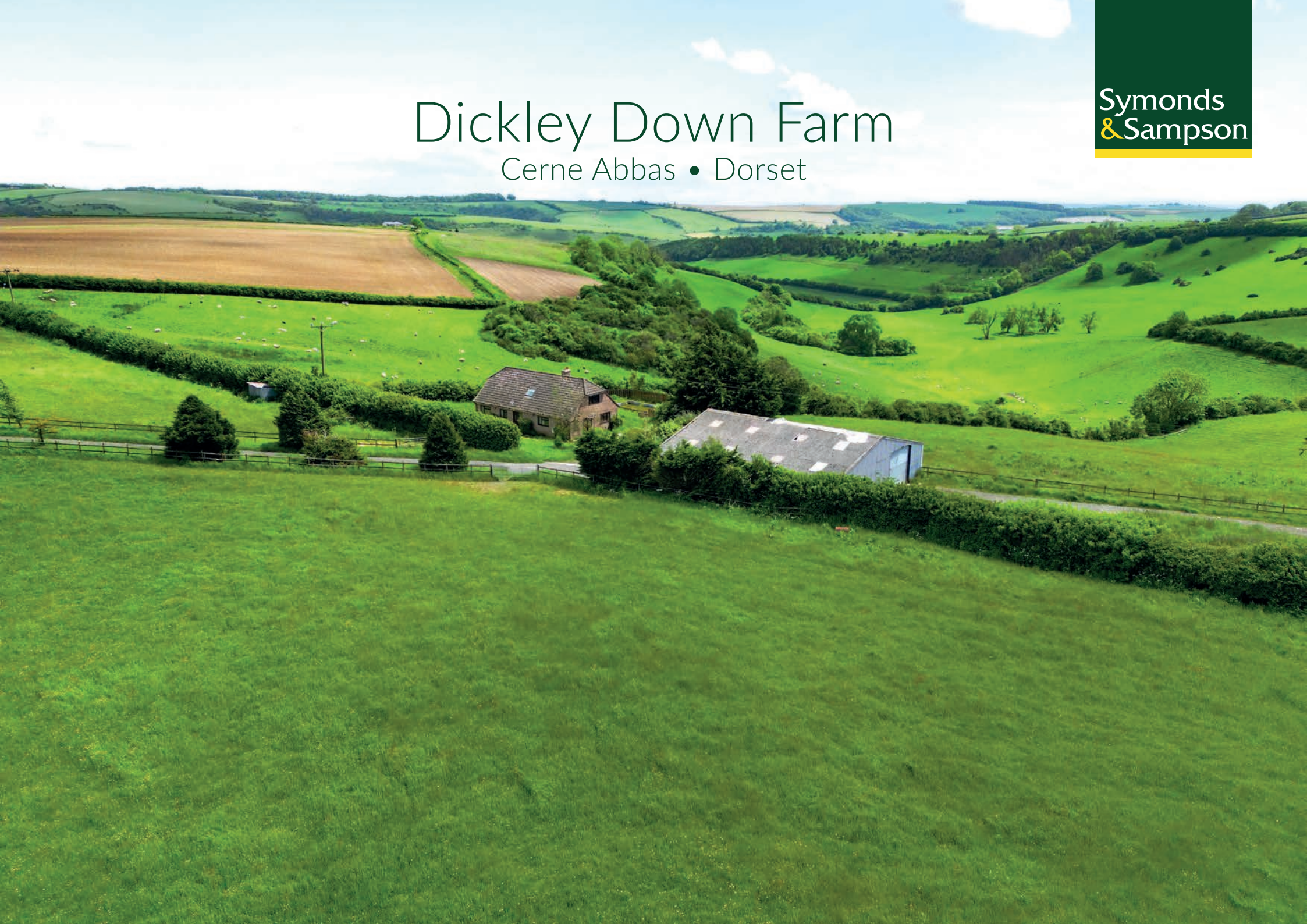


Dickley Down Farm

Cerne Abbas • Dorset

Symonds
& Sampson



Dickley Down Farm

Cerne Abbas, Dorchester, Dorset DT2 7JT

Cerne Abbas and Sydling St Nicholas 1 mile
Dorchester 8 miles • Sherborne 12 miles • Weymouth 17 miles
(Distances approximate)

An adaptable smallholding of 88 acres
in a glorious position in the heart of
the Dorset Downs.

- A secluded location in the Dorset chalk downlands
- Panoramic rural views over most of central Dorset
- A detached dwelling with scope to improve and extend
 - A useful 4-bay farm building
 - Private tree lined entrance drive
 - Level and sloping pasture land
- A small beech tree copse with remains of a flintstone barn
 - Lot 1 – farmhouse and farm building in 13.60 acres
- Lot 2 – 74.33 acres of pasture land with separate road access

In total 87.93 acres (35.59 ha)

**For Sale by Private Treaty
as a whole or in two lots**

Guide Prices:
Lot 1 £775,000
Lot 2 £600,000
Total £1,375,000



Situation

The property is situated in a beautiful rural position in the heart of the Dorset Downs. Cerne Abbas village, renowned for the Cerne Giant chalk figure, lies 1 mile to the east and offers a range of facilities including a primary school, a number of village shops, 3 public houses and is home to Cerne Abbas Brewery. Another popular village, Sydling St Nicholas, is 1 mile west.

The County town of Dorchester, providing a full range of retail, educational, recreational and commercial facilities, is a short drive away. Beyond this is Weymouth and the Jurassic Coast, whilst to the north are Sherborne with its excellent schools, and the larger town of Yeovil. On the doorstep are a number of footpaths, bridleways and trails perfect for exploring the countryside on foot, horseback or bicycle.

Description

An adaptable smallholding extending to 88 acres suitable for a range of agricultural, equestrian and recreational uses. The detached dwelling, constructed around 1987 of brick facing elevations under a tiled roof, extends to 2,100 sq.ft and offers scope for modernisation and extending, subject to consent.

Accommodation

The dwelling has a practical layout on the ground floor. The principal room is the large open plan sitting and dining room, enjoying a south facing view over the land and surrounding countryside and a stone surround fireplace. The kitchen has a fireplace with inset woodburner and patio doors to the front. There is a large entrance hall, large utility, an office/ occasional bedroom, family bathroom and separate shower room. On the first floor are 3 generously sized bedrooms, all with Velux roof windows offering plenty of natural light.

Please see floorplan for accommodation and measurements.

Outside

The dwelling is approached over a private tree lined entrance drive with wide grass verges. To the rear of the dwelling is a level area for parking. In front of the dwelling is an outdoor swimming pool, not used for 3 years, and a small pool house.

The Farm Building

A 4-bay steel portal frame barn measuring 18.3m x 17.9m (60ft x 59ft). The elevations are concrete walls to 2m and steel box profile cladding above, Big 6 fibre cement sheet roof and concrete floor. Internally the barn is currently fitted out with 11 timber loose boxes and open area. Adjoining the barn is a level hardcore surfaced yard area and beyond this a track to the land and a rough area used for external storage.

The Land

Included in Lot 1 are three grass paddocks bounded by mature hedgerow and fenced boundaries. The two adjoining the road are fairly level and the third has a south east aspect sloping down to a rough scrub and bush area, rich in biodiversity and of conservation appeal. Here there is also remains of a small former sand based horse arena which has been demolished. Lot 1 extends in total to 13.60 acres (5.50 hectares).

Lot Two

Two fields of level and sloping pasture land extending to 74.33 acres (30.09 hectares). The larger 50 acre field known as Large Bar Hill rises to 223m (732ft) above sea level and provides stunning panoramic views of much of the mid Dorset countryside and beyond.

The soil is loam with flints over chalk and is classified Grade 3 on the ALC. The 50 acre field is entirely workable by machinery and eminently suited to arable cropping. Within Lot 2 is a charming clump of mature beech trees which hides the remains of a flintstone barn.



Lot 2 enjoys a separate road access measuring 8m (26ft) wide which leads to a small level area suitable for erecting a barn, subject to consent.

Tenure

Freehold with vacant possession on completion

Services

Mains electricity. Private borehole water supply (not tested). The dwelling has private septic tank drainage and electric heating and a back boiler to the woodburning stove.

Planning

The dwelling was granted permission in 1987, app no. 1/E/87/00130, subject to an agricultural occupancy condition. Permission was secured in 2016, app no. WD/D/16/001241, to remove this condition.

Material Information

Dorset Council Tax Band E

Two public footpaths cross the land, see sale plan.

The property is located in the Dorset National Landscape Area and a Nitrate Vulnerable Zone. The farm is not entered in a Countryside Stewardship Scheme.

Planning permission was secured for the importation of inert material to fill land in two areas in field 1128. This was not completed and accounts for the presence of the spoil heap at the entrance to that field.

If sold in lots the buyer of Lot 1 will:

- i) Erect a stockproof fence between points ABC on the plan
- ii) Allow an easement for Lot 2 to connect to the borehole water supply and pay for water used at Wessex Water rates.

Directions

What3words ///song.newlywed.harvest

Viewing

Strictly by prior appointment with sole agents Symonds & Sampson LLP.

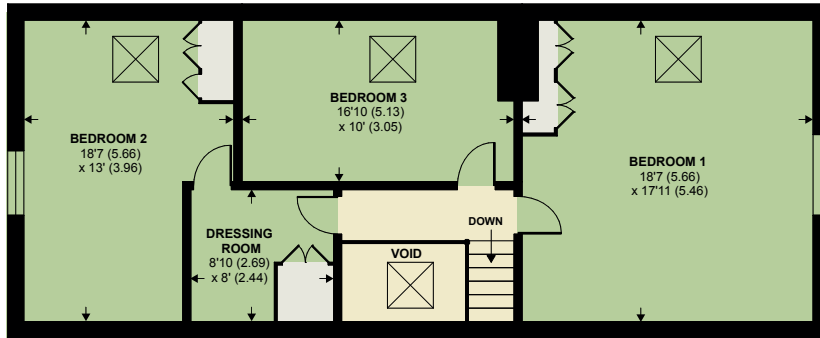
Further information, if required, is available from Andrew Tuffin or Will Cairns on 01258 472244.



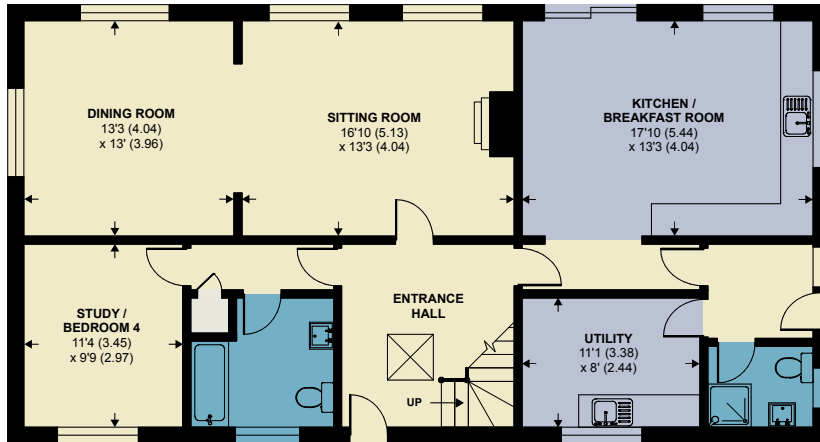
Sydling Road, Cerne Abbas, Dorchester

Approximate Area = 2103 sq ft / 195.3 sq m

For identification only - Not to scale



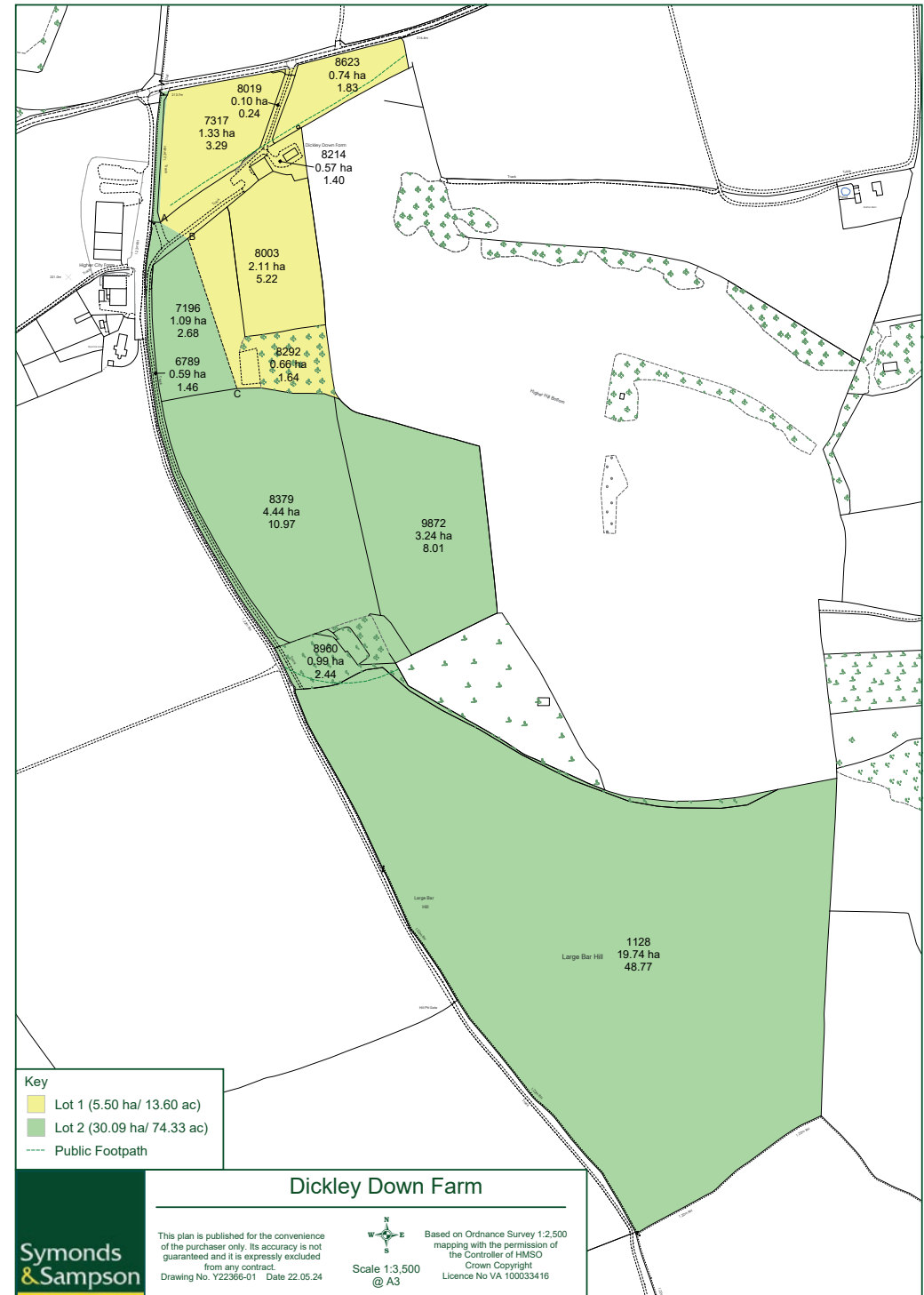
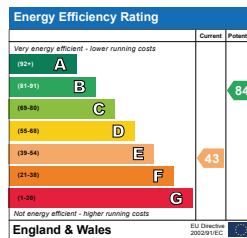
FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1125254





Symonds & Sampson
 01258 472244
 Symonds & Sampson LLP
 Agriculture House, Market Place
 Sturminster Newton, Dorset DT10 1DU
 atuffin@symondsandsampson.co.uk
 symondsandsampson.co.uk

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