

Symonds
& Sampson



Newlands Farm

Batcombe, Dorset

Newlands Farm

Batcombe, Dorchester, Dorset, DT2 7BG

Sherborne 8 miles • Yeovil 10 miles • Dorchester 12 miles
(Distances approximate)

A classic Georgian farmhouse set in 127 acres in the heart of Dorset.

- A traditional detached Grade II listed early 19th Century farmhouse
 - 5 bedrooms and 1 bedroom annexe
- Perfect for reconfiguring and modernising
- Stone barns converted to business units generating useful income
- Surrounded by 127 acres of organic pastureland
- Tranquil countryside position with far reaching views over the Blackmore Vale
- Pockets of woodland bordering the River Wriggle



In total 127.68 acres (51.67 hectares)

**For Sale by Private Treaty
As a Whole or in Three Lots**

Guide Prices
Lot 1 - £1,100,000
Lot 2 - £800,000
Lot 3 - £75,000





Location

Newlands Farm is beautifully situated in unspoilt Dorset countryside at the southern end of the Blackmore Vale sheltered by the chalk downlands of Batcombe Hill.

Batcombe is a traditional parish with a small village church. Leigh village is only 2 miles north, which has a village shop, garage and vibrant community with plenty of events in the village hall.

The pretty Abbey town of Sherborne, commercial centre of Yeovil and County town of Dorchester are all within a convenient drive offering a full range of retail and recreational facilities including rail links.

Only 16 miles away is the Jurassic Coast. The area is renowned for its schooling with the Sherborne Schools and Leweston within 8 miles and highly rated state secondary schools in Sherborne and Dorchester.

Lot 1

The farmhouse and business units in 12.72 acres

The Farmhouse

Of Georgian style and proportions, the house is constructed of brick and natural stone elevations, part rendered under a hipped slate roof. An arched front door with fanlight, sash windows, brick chimney stacks and quoins are impressive historical features.

It is understood the current early 19th Century farmhouse is a replacement for a 17th Century dwelling which was moved to another location. There remains an enchanting entrance gateway with ornate stone finials dating from 1622. Glazing is a mix of timber casement double glazing and secondary glazing with traditional large sash windows along the front elevation.

Accommodation

A classic Georgian layout of large quadrant rooms with high ceilings and large windows. The first floor has 4 principle double bedrooms with 2 bathrooms and a fifth box bedroom. A northern wing currently provides a 1 bedroom annexe which could easily be incorporated into the main house. Having been let for a number of years the rooms would benefit from renovation and modernisation.



Outside

A double gated entrance off the highway leads to a large, paved parking area and gravelled patio area. Here there is a small steel frame workshop with power and light and a timber garden shed. Above this is a large private lawned garden. A second vehicular entrance is to the main yard which has been tarmacked and serves as a dual access to the farmhouse and the business units.

Business Units

A range of traditional stone under slate roof barns converted into four offices. Three units are arranged over 2 floors and all units have a kitchen area, shower, WC and timber casement double glazed windows and doors. The units are served by a large inner concrete courtyard providing plentiful parking. The units are let to four tenants generating an annual rent roll of £15,000. In 1997 planning consent was granted for 3 holiday units but these were not built out. Planning was resubmitted in 2006 to a more viable change of use of farm buildings to offices.

Lot 1 Land

Behind the farmhouse is a single field of mainly level permanent pasture with a pond and small copse. The purchaser of Lot 1 will erect a stockproof fence between points A and B on the sale plan following completion.

Lot 2

107.41 acres (43.46 hectares)

A single block of permanent pasture enjoying four gated access points off the council highway known as Wriggle River Lane. The land lies 100m to 140m (330ft to 460ft) above sea level and provides stunning far reaching north and west views over the surrounding Blackmore Vale countryside. Running along the northern boundary is the River Wriggle and a belt of mixed broadleaf woodland and there is a copse near the southern boundary.

Lying on Oxford Clay the land is predominantly Grade 3 on the ALC. The land has been cut for silage and hay and in recent years solely grazed by dairy cattle and topped. Farmed organically for 16 years the fields are divided by hedgerows with mature trees and ditches and provide a rich tapestry of natural flora for the conservation minded.

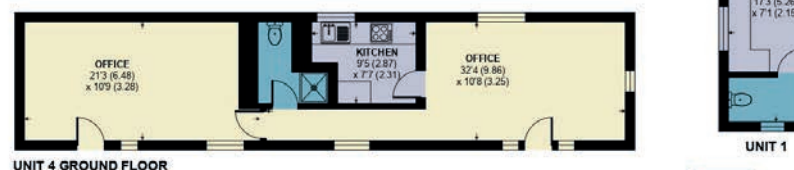
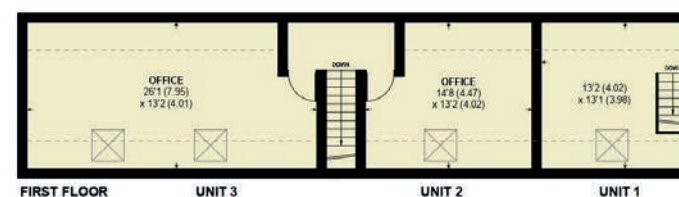


Newlands Farm, Batcombe, Dorchester

Approximate Area = 2771 sq ft / 257.3 sq m (includes limited use areas)

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2024. Produced for Symonds & Sampson. REF: 1017811





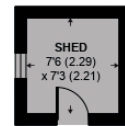
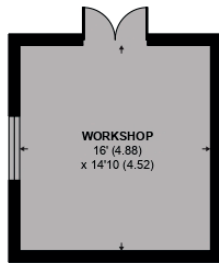
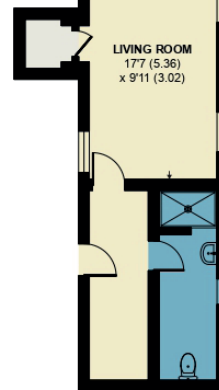
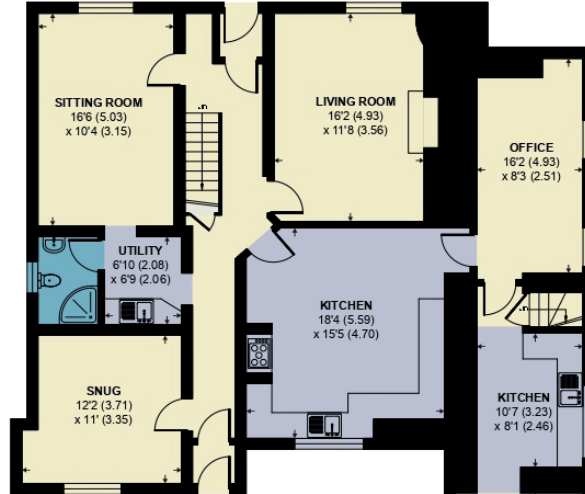
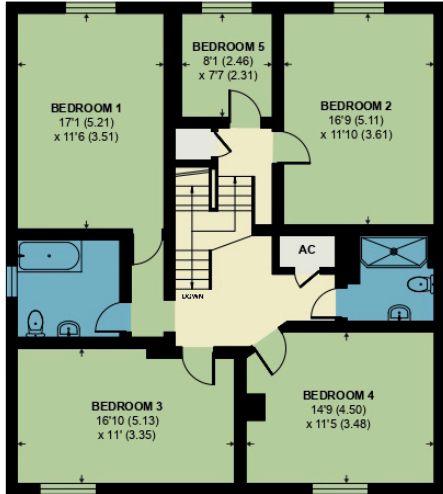
Newlands Farm, Batcombe, Dorchester

Approximate Area = 3134 sq ft / 291.1 sq m

Outbuildings = 291 sq ft / 27 sq m

Total = 3425 sq ft / 318.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1017811



Lot 3

7.55 acres (3.06 hectares)

A single field of level permanent pasture with a belt of broadleaf woodland leading down to a stream along the western boundary. Highway access is opposite the farmhouse.

Services

Mains electricity, house and units separately metered.

Mains water to the house and units. The land is watered by natural river and stream water. A water main runs under the land in Lots 2 & 3 near the road but is not currently connected. Private drainage system shared by the farmhouse and units with the septic tank located in the field of Lot 1.

Oil fired central heating in the farmhouse, night storage heaters in the annexe and business units.

Local Authority

Dorset Council. Tax Bands: Farmhouse - G; Annexe - A

Business Rates rateable values: Unit 1 - £2,650; Unit 2 - £4,000; Unit 3 - £5,000; Unit 4 - £3,200

Designations

The farmhouse, entrance arch and front garden wall are Grade II Listed.

The southern half of the farm is in the Dorset National Landscape (formerly AONB). The farm is not in a NVZ or SSSI.

Two public footpaths cross each lot. Two adjoining landowners have access over the first 100m of Cockrams Drove on the northern boundary.

Sporting rights are in-hand and included.

EPC ratings: Farmhouse - E, Units 1,2 & 3 - D, Unit 4 - D.

Agricultural Schemes

The land in Lots 1 & 2 was converted to organic around 2008 and is in an organic Mid-Tier Countryside Stewardship scheme to 31/12/2026. Delinked BPS payments are not included.

Directions

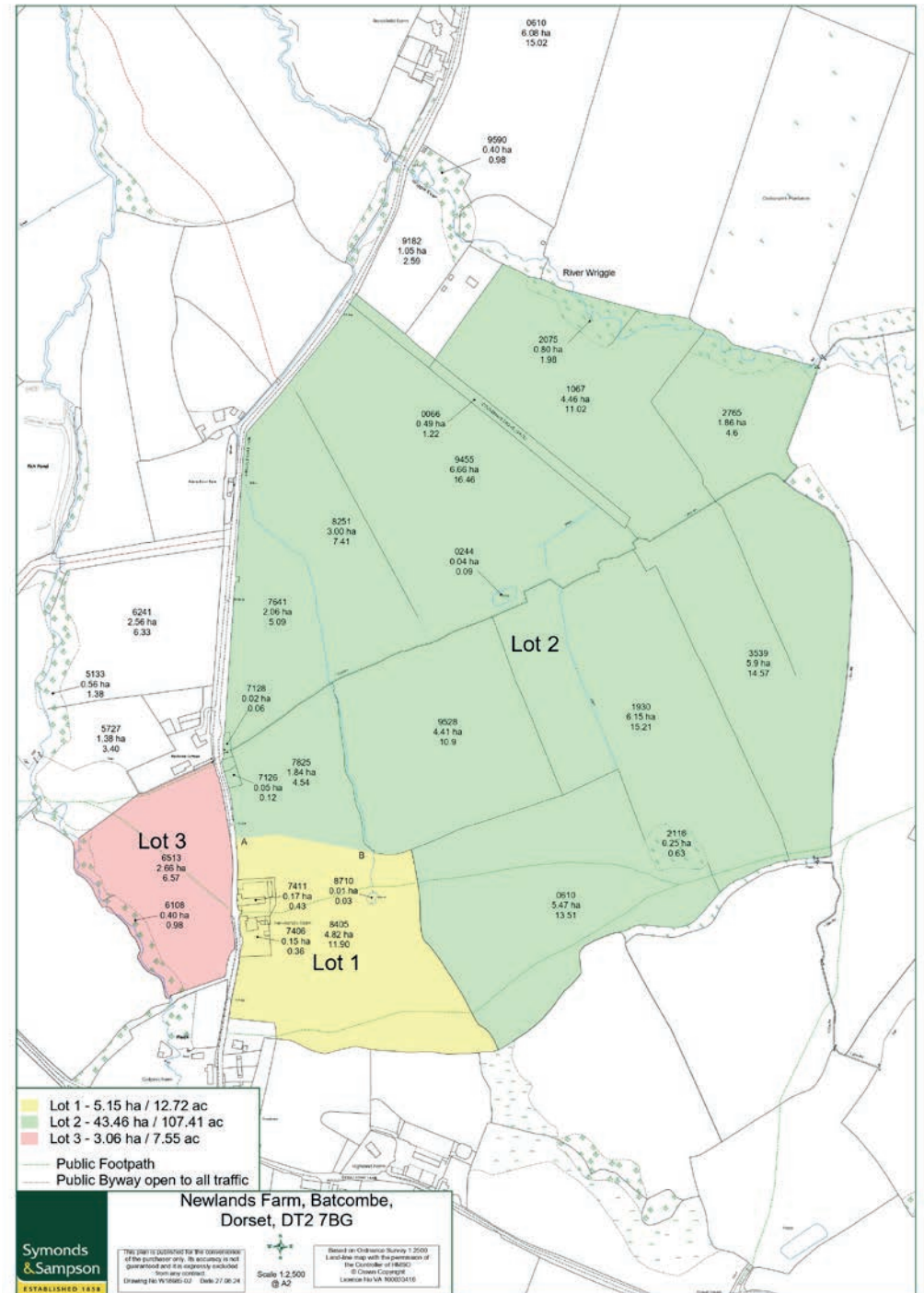
From Sherborne head south for 6 miles to Leigh village. Before the garage in Leigh turn sharp left signed Batcombe and follow this road for 2 miles passing several farms to the property on the left hand side.

What3words ///wheat.splice.local

Photographs Aug23

Viewing

Strictly by appointment with the sole agents Symonds & Sampson LLP. Further information, if required, is available from Andrew Tuffin or Will Cairns on 01258 472244.





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