

Symonds
& Sampson




Folly Farm
Madjeston, Gillingham, Dorset

Folly Farm

Madjeston, Gillingham
Dorset SP8 5RG

An attractive smallholding of 67 acres in a quiet position, including a traditional farmhouse with scope to extend.



 67.29 acres

- A secluded yet accessible position in North Dorset
- A characterful detached farmhouse for improvement and scope to extend
 - Two traditional stone buildings with potential
 - Excellent freely draining pasture land
- Three further separate paddocks each with road access
 - Suitable for a range of agricultural, equestrian and recreational uses



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

- Lot 1** - 7.02 acres (2.84 ha)
- Lot 2** - 44.80 acres (18.13 ha)
- Lot 3** - 10.45 acres (4.23 ha)
- Lot 4** - 3.84 acres (1.55 ha)
- Lot 5** - 1.18 acres (0.48 ha)

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SITUATION

Folly Farm is situated in a quiet rural position 3 miles to the South of Gillingham town. The town offers a full range of facilities, including supermarkets, a leisure centre and a highly regarded secondary school.

Communication links from the property are fantastic, with a mainline railway station in Gillingham, the A303 6 miles away and the A30 1 mile away. The area is renowned for its private schools which include Port Regis, Sandroyd, Clayesmore, Kings Bruton, Bryanston and the Sherborne Schools. Retail and recreation in Salisbury and Bath are both within a 45-minute drive and the Dorset Jurassic coast within an hour.

LOT 1

An unlisted detached farmhouse with two traditional stone barns set in 4.45 acres of land with an additional, charming pasture paddock opposite extending to 2.58 acres. All buildings included in Lot 1 were originally constructed using stone sourced from the farm itself.

ACCOMMODATION

Extending to over 2,000 sq.ft, the dwellings principal room is a good-sized open plan kitchen and dining room enjoying a south facing view over part of the land and traditional stone buildings. There is a good-sized entrance hall, separate sitting room, large utility, an office/fourth bedroom, a family bathroom and separate shower room. On the western wing of the dwelling there is a charming traditional stone barn, previously used as a stable. Access can be gained from the office/ fourth bedroom or via the rear of the main house.

On the first floor are 3 good sized bedrooms and a second family bathroom, all with large windows offering plenty of natural light and views over the yard, front and rear garden. Adjoining bedrooms 2 & 3, there is a large room which spans the full width of the dwelling currently used for storage. Subject to the necessary consent, this could capably provide two further bedrooms or a new master bedroom with ensuite. Additionally, above the stable barn, there is a substantial loft space offering further potential accommodation subject to the necessary consent.



OUTSIDE

The farmhouse has a well-maintained front garden with a quaint path leading up to the front door. Currently, vehicular access to the rear of the property can be gained via an existing track to the east. Please ask the agent for further details surrounding access to the rear. There is ample space for cars to be parked on the private driveway to the west of the dwelling or, at the rear with scope for garage facilities subject to obtaining the necessary consent. The rear garden requires re-establishment but there is a pretty wildlife pond in the southern corner.

THE FARM BUILDINGS

The two traditional stone buildings extending to approximately 988 sq.ft collectively, are currently used for storage and both in need of remedial work. The elevations are predominantly traditional Dorset stone with brick in parts. The larger barn of the two (approx. 632 sq.ft) has a corrugated metal roof and has potential for a range of uses subject to consent. The smaller barn of the two, (approx. 356 sq.ft) has a clay tile roof in need of repair. Adjoining the buildings and the rear of the dwelling is a large concrete yard area.

Note: The two larger farm buildings are not included, see planning below.





THE LAND

Included in Lot 1 are two grass paddocks bounded by mature hedgerow and fenced boundaries. The one to the south of the dwelling extends to approximately 3.69 acres and is fairly level. The second paddock, which is accessed to the north of the dwelling via Folly Lane, extends to approximately 2.58 acres and is level. There are a number of mature trees within the boundaries resulting in a secluded parcel of land. Lot 1 extends in total to 7.02 acres (2.84 hectares).

LOT 2

Five fields of level and gently sloping pasture land

extending to 44.80 acres (18.13 hectares). The land provides stunning rural views of the immediate countryside and the Blackmore Vale. The soil is lime-rich loam over chalk and is classified Grade 3 on the ALC. The 44.80 acres are workable by machinery but eminently suited to rearing livestock or alternative amenity usage. Lot 2 enjoys direct road access from Folly Lane at its northern point.

LOT 3

A single parcel of level and gently sloping pasture extending to 10.45 acres (4.23 hectares) with the benefit of direct road access off Witch Lane. The boundaries are

comprised of mature hedgerows and stock-proof fencing and are capable of holding livestock. The soil is a combination of lime rich loam over Corallian limestone and slightly acidic loamy over Kimmeridge Clay. The parcel is classified Grade 3 on the ALC. Lot 3 would facilitate another point of access to the 44.80 acres comprising Lot 2 if an offer was made collectively for both.

LOT 4

A single, private parcel of level pasture extending to 3.84 acres (1.55 hectares) with separate road access off Witch Lane. The land would facilitate a range of agricultural, equestrian and amenity uses subject to consent. The soil is slightly acidic and loamy over Kimmeridge Clay and classified as Grade 3 on the ALC.

LOT 5

A single, pretty paddock of level pasture extending to 1.18 acres (0.48 hectares). The land would be suitable for a range of agricultural, equestrian and amenity uses subject to the necessary consents. The paddock has direct access off Witch Lane with mature hedgerow and stock-proof fenced boundaries.

SERVICES

Mains electricity and water supply to the dwelling. Mains fed water troughs are contained in Lot 2. Mains water will supply the 2.58 acres parcel forming part of Lot 1 and also Lot 4. Sub-metres will be installed by the vendor. Appropriate easements will be reserved for all lots to have a water supply. The dwelling has a private treatment plant. Full Fibre Internet infrastructure is in place but not currently connected.

PLANNING

The two modern agricultural buildings to the west of the farmhouse are not included with the sale of Folly Farm. Planning permission has been granted to convert the agricultural buildings into 2 new dwellings, the intention is to move and combine the two, resulting in one larger dwelling further away from the farmhouse than the current position of the buildings. Please ask the agent for further information.

MATERIAL INFORMATION

Dorset Council Tax Band D
No public rights of way cross the land.
The farm is not entered in a Countryside Stewardship Scheme or SFI Agreement.

There is a telecommunications apparatus lease in field parcel 3614 which commenced on 11th March 2017. The lease has a term of 15 years with an annual rental income of £4,500. Please ask the agents for further details of the agreement.

BUYERS' OBLIGATIONS

If lots are sold separately, the buyer of Lot 1 will erect a stockproof fence between points A & B and the buyer of Lot 3 will erect a stockproof fence between points C & D, as shown on the sale plan.

OVERAGE

Field Parcel 5126 in Lot 2 will be sold subject to an overage, please request further information surrounding this matter.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Dorset Council
www.dorsetcouncil.gov.uk
01305 221000

VIEWINGS

Strictly by appointment with Symonds and Sampson.
Contact Andrew Tuffin or Will Cairns on 01258 472244.

DIRECTIONS

From East Stour crossroads proceed towards Gillingham, immediately before the playing field turn left onto Witch Lane, follow this lane for 0.8 miles to Folly Farm located on the left hand side.

Lot 1 What3Words: [///soil.spent.practical](http://soil.spent.practical)

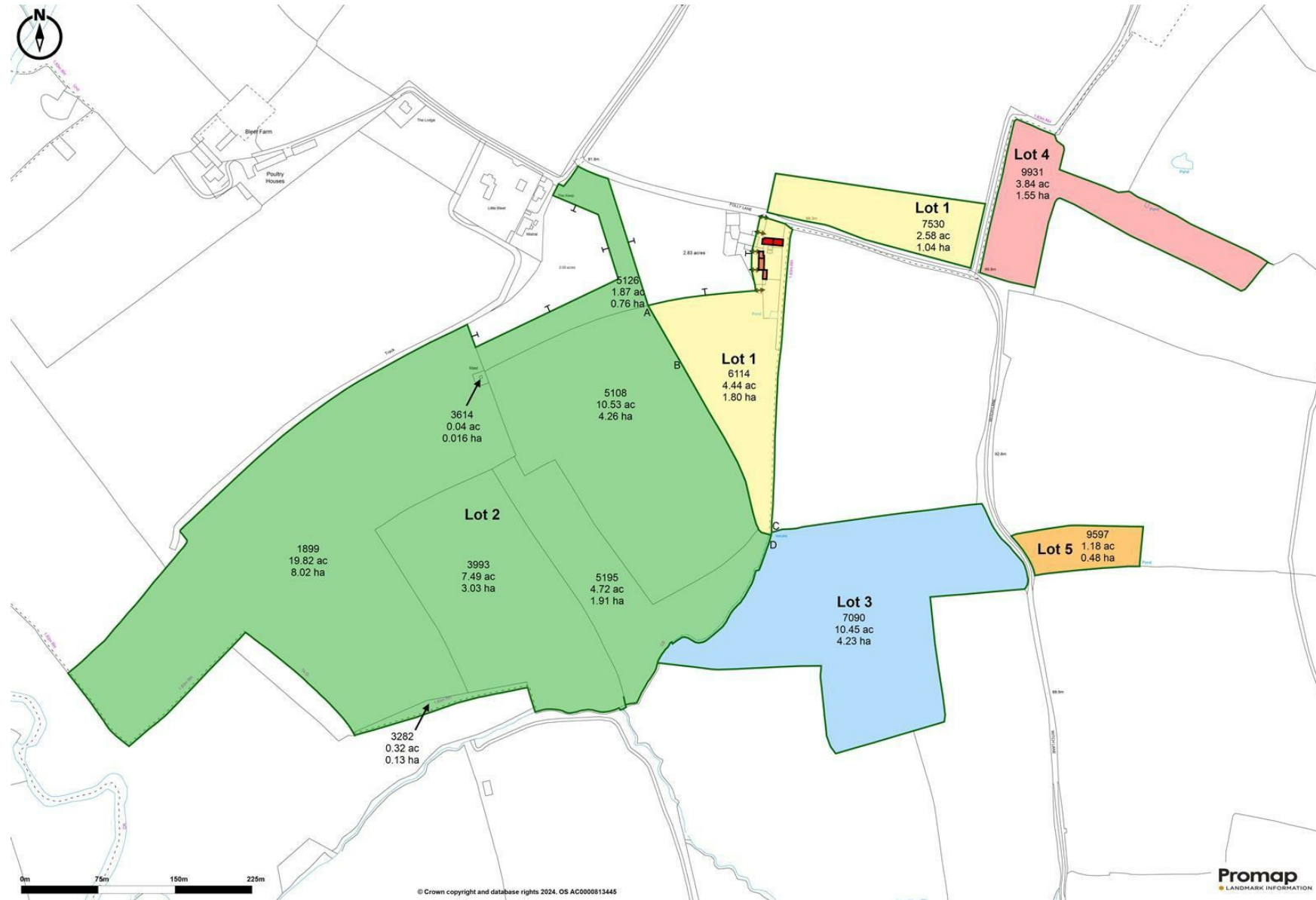
Bleet Lane, Gillingham

Approximate Area = 2215 sq ft / 205.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	25 F	
1-20	G		



SN/AJT/09/2024



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

An aerial photograph of a rural landscape. The foreground is dominated by a large, vibrant green field with visible mowing patterns. To the right, a large, rectangular field is a rich brown color, likely harvested. The landscape is divided into numerous smaller fields by a network of dark green hedges and tree lines. In the distance, a small cluster of buildings is visible, and the horizon shows rolling hills under a clear blue sky with light clouds.

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