



## Land at Hartgrove East Orchard, Shaftesbury, Dorset SP7 0LF

19.11 acres (7.73 hectares) of undulating, productive pasture land with far reaching views



19.11 acres

Guide Price **£175,000**

Freehold



## THE LAND

- 19.11 acres (7.73 hectares) of undulating and productive farmland
- Loam and Kimmeridge clay soil
- Mature hedgerow boundaries with stockproof fencing
- Stunning, far-reaching views over the Blackmore Vale to Okeford Hill, Bulbarrow and Stourhead.

## LOCATION

- Located in a very accessible rural position.
- Shaftesbury 3.5 miles, Sturminster Newton 4.5 miles & Blandford Forum 10.5 miles.
- Double gated highway access plus further road gate

## SERVICES

There is a mains-fed water tank near the northern access which supplies troughs in the field. Mains electricity passes across the land but a connection has not been made.

## TENURE

Freehold with vacant possession

## LOCAL AUTHORITY

Dorset Council - 01305 221000

[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## MATERIAL INFORMATION

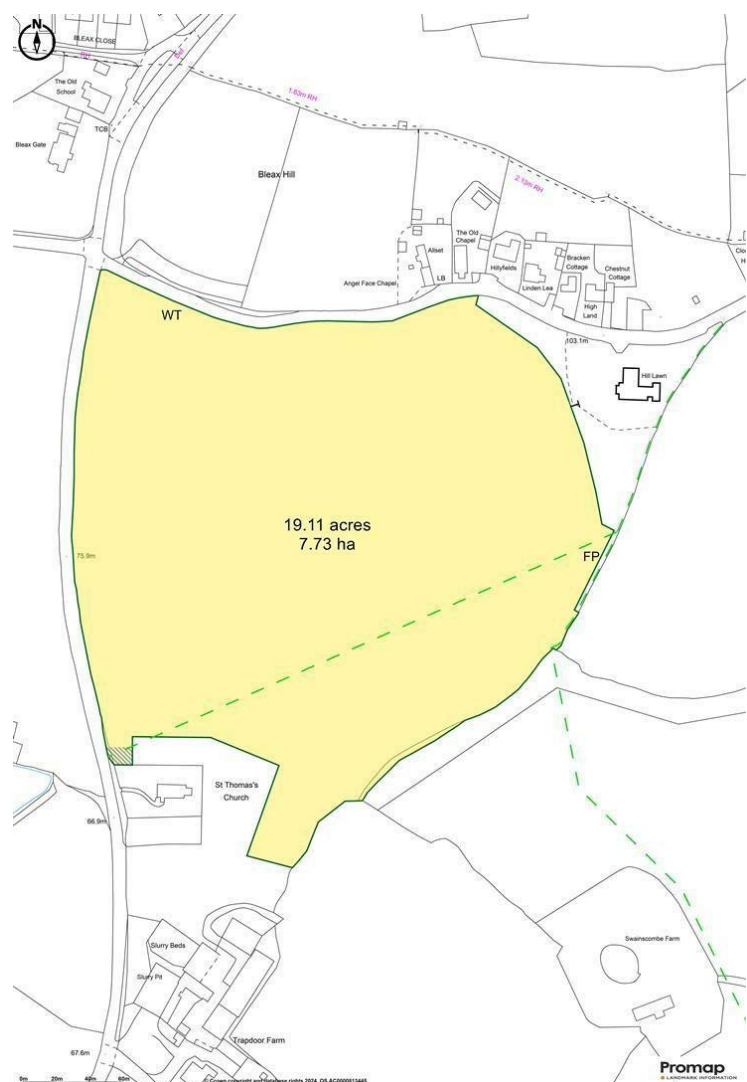
- The northeastern part of the field will be sold subject to a restrictive covenant preventing buildings from being erected. Please request further details from the agent.
- The area south of the double gate is not subject to the covenant and would be suitable for erecting an agricultural building subject to the necessary consents.
- The Land is not in a Countryside Stewardship agreement, a Nitrate Vulnerable Zone or a National Landscape (formerly AONB).
- A public footpath crosses the land (see sale plan)
- The adjoining property to the south has a right of access over a small part of the land off the unclassified lane, see hatched area on sale plan.

## VIEWING

Unaccompanied after informing the agents and with a set of these particulars in-hand. Contact Andrew Tuffin or Will Cairns.

## DIRECTIONS

What3Words: ///covers.readjust.counts



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