



Symonds  
& Sampson

# Land at Elbury Hill

Compton Abbas, Shaftesbury, Dorset

# Land at Elbury Hill

Hawkcombe Lane  
Compton Abbas  
Shaftesbury  
Dorset SP7 0NN

23.52 acres (9.52 hectares) of arable, pasture and woodland in a stunning location



- Two fields of productive farmland
- Free draining Lower Chalk and Upper Greensand soil
- Includes Elbury Copse, 3 acres of mixed broadleaf woodland and a former chalk quarry
- Stunning panoramic views west over the Blackmore Vale and east to Melbury Beacon
- Suitable for a range of agricultural, equestrian, conservation and recreational uses
- FOR SALE BY PRIVATE TREATY

Guide Price £250,000

Freehold



## THE LAND

- Two fields of productive farmland, currently in a grass ley and wild bird mix stubble
- Free draining Lower Chalk and Upper Greensand soil
- Includes Elbury Copse, 3 acres of mixed broadleaf woodland
- A former chalk quarry
- A mix of level and gently sloping farmland lying 100m to 143m above sea level
- Well fenced sheep proof boundaries
- Suitable for a range of agricultural, equestrian, conservation and recreational uses

## LOCATION

- Stunning panoramic views west over the Blackmore Vale and east to Melbury Beacon
- Direct road access off a quiet country lane
- A sheltered rural position close to popular villages of Compton Abbas, Fontmell Magna and Twyford
- No public footpaths cross the land. Good network of footpaths and lanes to Melbury Beacon and Fontmell Down for walkers to enjoy even better views
- Shaftesbury 3.5 miles, Blandford 9 miles

## DIRECTIONS

What3words: /// game.swept.motoring

## SERVICES

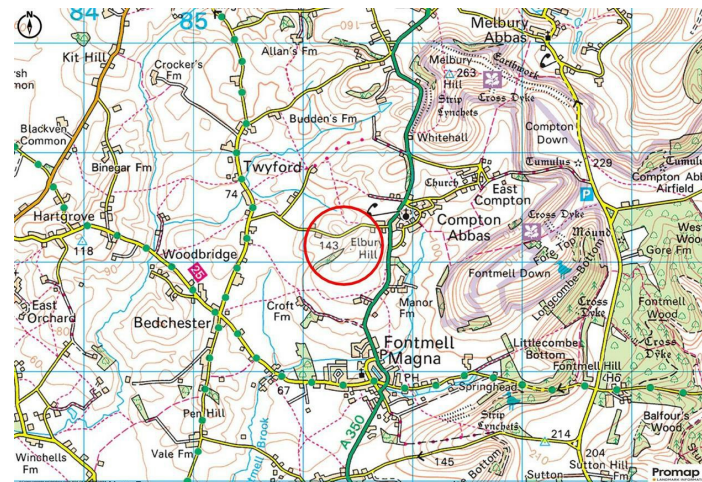
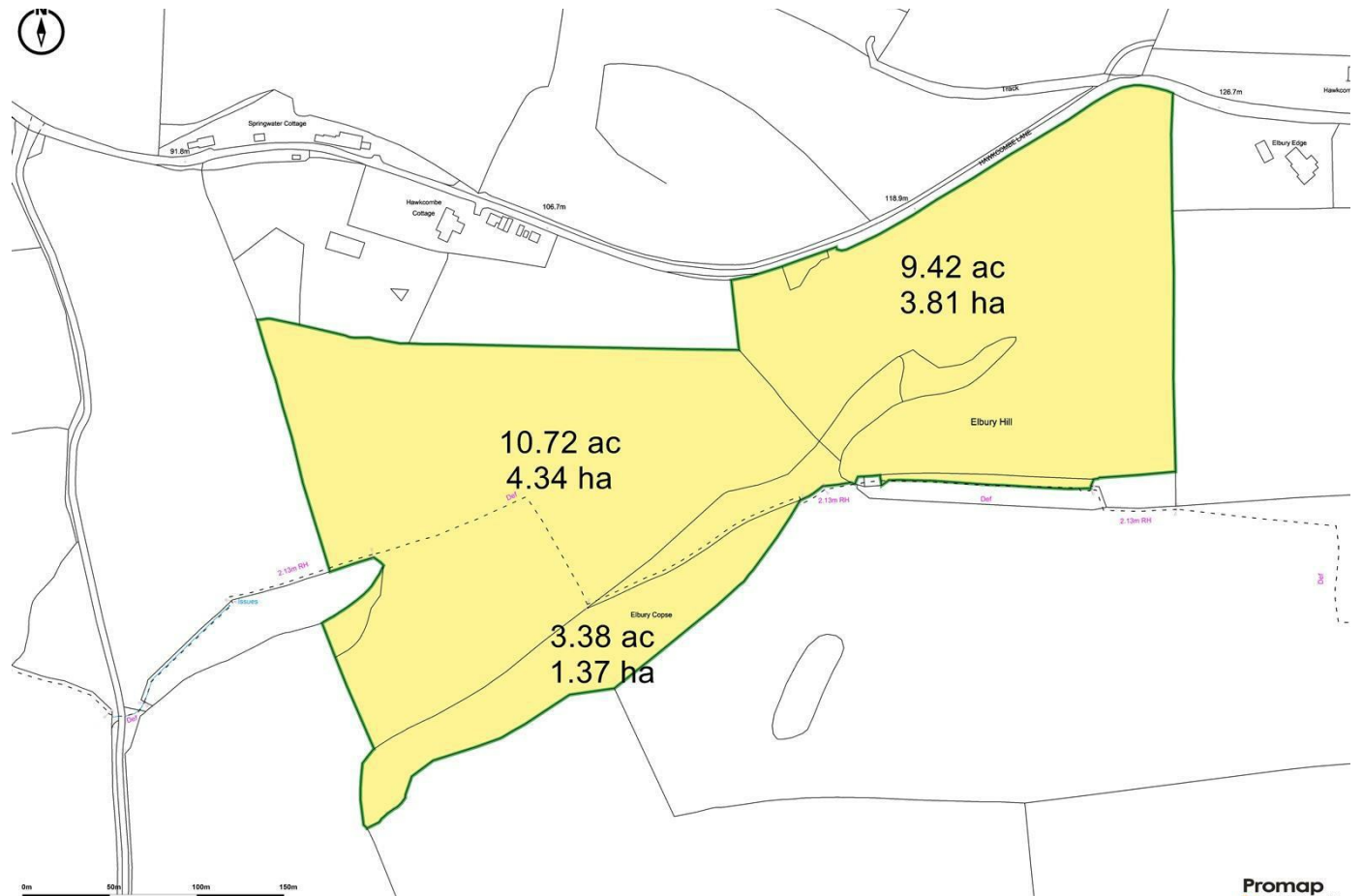
Mains water supply available subject to installing a sub-meter.

## MATERIAL INFORMATION

- Dorset Council (North)
- The land is not subject to any restrictive covenants or overage clauses
- The land is registered organic and is currently in a Stewardship Scheme
- Not in a National Landscape (formally AONB). In a groundwater NVZ

## VIEWINGS

Unaccompanied during daylight hours, with a set of particulars to hand, having first informed the agents. 01258 472244  
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SN/AJT/Sept/2024



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