



Symonds
& Sampson

Dogbury Hill

Lyons Gate, Dorchester, Dorset

Dogbury Hill

Lyons Gate
Dorchester
Dorset DT2 7AZ

9.63 acres (3.90 hectares) of pasture and woodland
providing stunning views over the Blackmore Vale



9.63 acres

- An enchanting mix of useable level land, slopes and woodland
 - Former quarry and large cattle handling pen
- Stunning views north and west over open Blackmore Vale countryside
- Direct access off an unclassified highways adopted lane
 - Sherborne 8 miles, Dorchester 11 miles

Guide Price £145,000

Freehold

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



THE LAND

- An enchanting mix of useable level land, slopes and woodland
- Level and gently sloping pasture
- Areas of mixed broadleaf woodland comprising oak, hazel and maple
- Steeper fern covered slopes
- A former quarry and large cattle handling pen
- Well fenced sheep proof boundaries
- Potential for Woodland Creation Grant (EWCO) up to £9,000
- Suitable for a range of agricultural, equestrian, conservation, recreational and tourism uses

LOCATION

- Stunning views north and west over open Blackmore Vale countryside, stretching to King Alfreds Tower at Stourhead, Glastonbury Tor and the Mendip Hills on a clear day
- Direct access off an unclassified highways adopted lane. Potential to create a second access and split the land
- An unspoilt and peaceful rural spot away from large settlements and slightly sheltered from the prevailing wind
- A public bridleway crosses the land which links to a good network of more bridleways and footpaths, providing exceptional hiking and hacking

DIRECTIONS

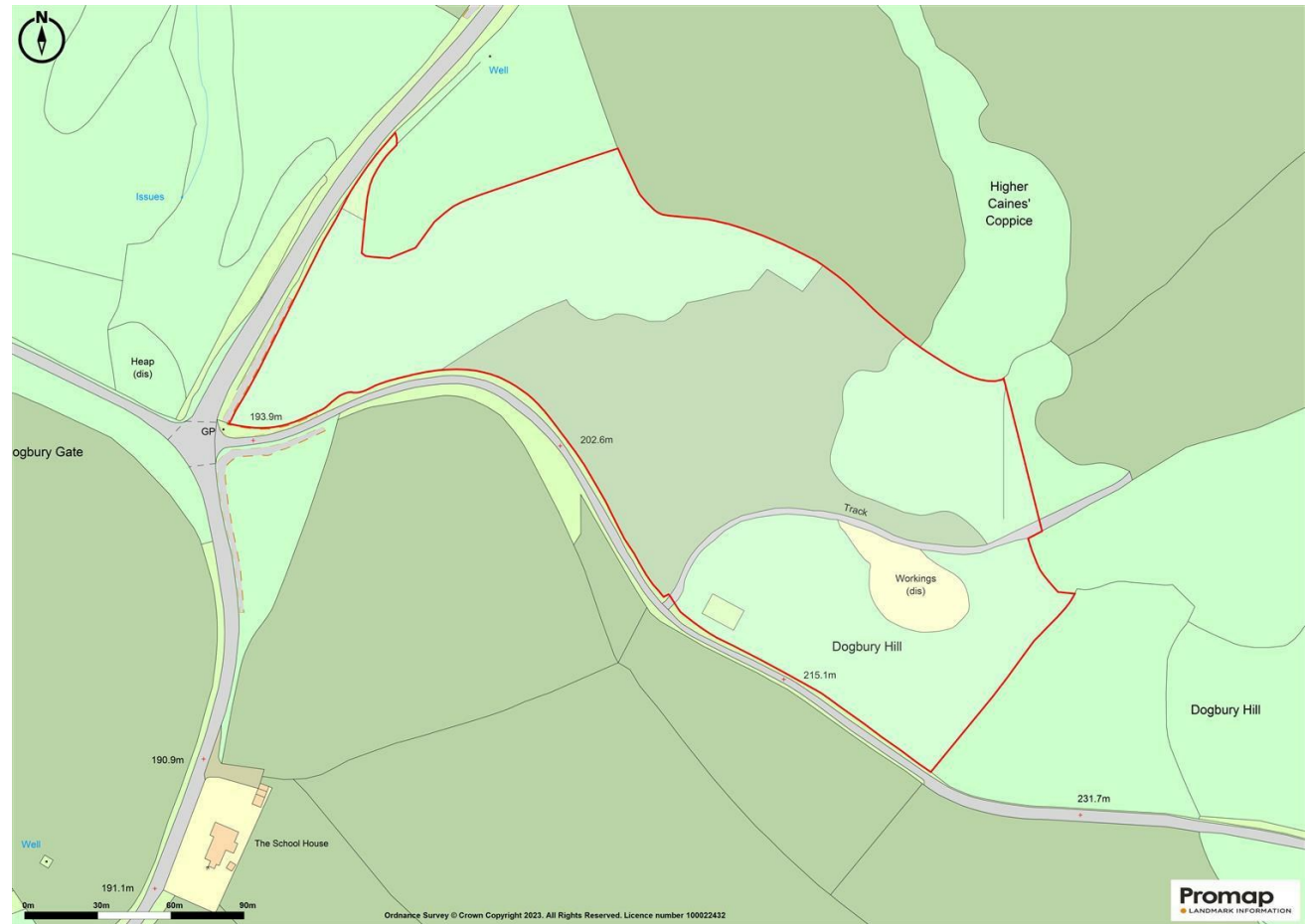
What3words: /// prime.rejoins.special

MATERIAL INFORMATION

- Water and electricity are not connected
- The land is designated Open Access Land
- In the Dorset National Landscape (formerly AONB)
- Not currently entered into any schemes
- Not subject to any restrictive covenants or overage clauses

VIEWINGS

Unaccompanied during daylight hours, with a set of particulars to hand, having first informed the agents. 01258 472244, atuffin@symondsandsampson.co.uk





SN/AJT/Dec/2024



01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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