

An aerial photograph of a farm complex. A large red line outlines a significant portion of the property, including several large barns and a smaller building. The surrounding area includes green fields, a residential neighborhood in the top left, and a road on the right. The Symonds & Sampson logo is in the top center.

Symonds  
& Sampson

# Development at Barrow Hill Farm

Wood Lane, Stalbridge, Dorset



# Development at Barrow Hill Farm

Wood Lane  
Stalbridge  
Dorset DT10 2QZ

A development site in an elevated position with wonderful views on the edge of the town with planning permission for the conversion of 6 barns and 2 new builds. There is also a detached cottage in need of renovation and a field. In all 5.83 acres available as a whole or in lots.



- Development opportunity. 5.83 acres in all
  - 6 barn conversions, 2 new builds
  - Separate detached cottage
- Elevated position with wonderful views
  - Close to the town centre
  - Available as a whole or in lots

Freehold

Sturminster Sales  
01258 473766  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)





## SITUATION

Barrow Hill Farm is located on the western edge of the town and is accessed from Wood Lane. It is being offered for sale as a whole or in three lots as follows. The development site measures approximately 2.07 acres (0.84) and occupies an elevated position with fine views over the Blackmore Vale out to Bulbarrow, Hambledon Hill, Melbury Beacon, Duncliffe, Compton Abbas and Shaftesbury. The site is accessed over a shared drive, owned by the site but with vehicular right of way at all times and all purposes for Barrow Hill Farm Bungalow (not being sold). The site will have 22 parking bays, including 8 EV charging bays, bicycle parking and bin storage. Barrow Hill Cottage is a detached stone cottage of about 1277 sq ft in need of modernisation throughout.

Accommodation is as follows:

Ground floor - Hall, 24' sitting room, kitchen, bathroom.

First floor - 3 bedrooms. Outside is a walled garden and parking.

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo. The surrounding area has an abundance of good quality schools and some of the finest countryside with excellent walking, cycling and riding. The coast at Bournemouth/Poole is within an hour's drive.







## PLANNING PERMISSION

Planning Permission was granted by Dorset Council on 11th December 2024 (Application number P/FUL/2023/03979) for the Redevelopment & conversion of existing agricultural buildings to form 8 no. dwellings (six conversions & two new builds) including access, parking, landscaping and associated works. (Works include demolition of portal frame agricultural buildings). For full information please refer to Dorset's planning portal P/FUL/2023/03979



## SECTION 106

The additional drainage land required by the Section 106 Agreement is included in the sale.

## LOTING

Barrow Hill Farm is offered for sale as a whole or in lots as follows:

Lot 1 The Development Site of 6 barn conversions and 2 new builds in 2.07 acres (0.84 ha) - Guide Price

£750,000.

Lot 2 - Barrow Hill Cottage and garden in 0.12 acres (0.05 ha) - Guide Price £225,000.

Lot 3 - Approx 3.29 (1.33 ha) acres of pasture with road access and a small stone barn - Guide Price £100,000.

Please note - sales on lots 2 and 3 will not be agreed before a sale on lot 1.





## SCHEDULE OF ACCOMMODATION

Plot 1 New build 2 bed, single storey dwelling of 947 sq ft (88m<sup>2</sup>)

Plot 2 New build 3 bed, 1.5 storey dwelling of 1345 sq ft (125m<sup>2</sup>)

Plot 3 Conversion 3 bed single storey dwelling of 1270 sq ft (118m<sup>2</sup>)

Plot 4 Conversion 3 bed single storey dwelling of 1410 sq ft (131m<sup>2</sup>)

Plot 5 Conversion 1 bed single storey dwelling of 624 sq ft (58 m<sup>2</sup>)

Plot 6 Conversion 2 bed single storey dwelling of 882 sq ft (82 m<sup>2</sup>)

Plot 7 Conversion 2 bed single storey dwelling of 828 sq ft

(77 m<sup>2</sup>)

Plot 8 Conversion 1 bed single storey dwelling of 559 sq ft (52m<sup>2</sup>)

Total 7,865 sq ft

## DIRECTIONS

From the Virginia Ash crossroads head south through Henstridge and into Stalbridge on the A357. Turn right on the High Street into Barrow Hill and at the top turn left into Wood Lane where the site will be found after a short distance on the left.

What3words ///boarding.recap.forever

## SERVICES

Mains water and electricity are connected to the site. The buyer is to connect to drainage.

Barrow Hill Cottage - mains water, electricity, gas and drainage are connected. Mains gas central heating system.

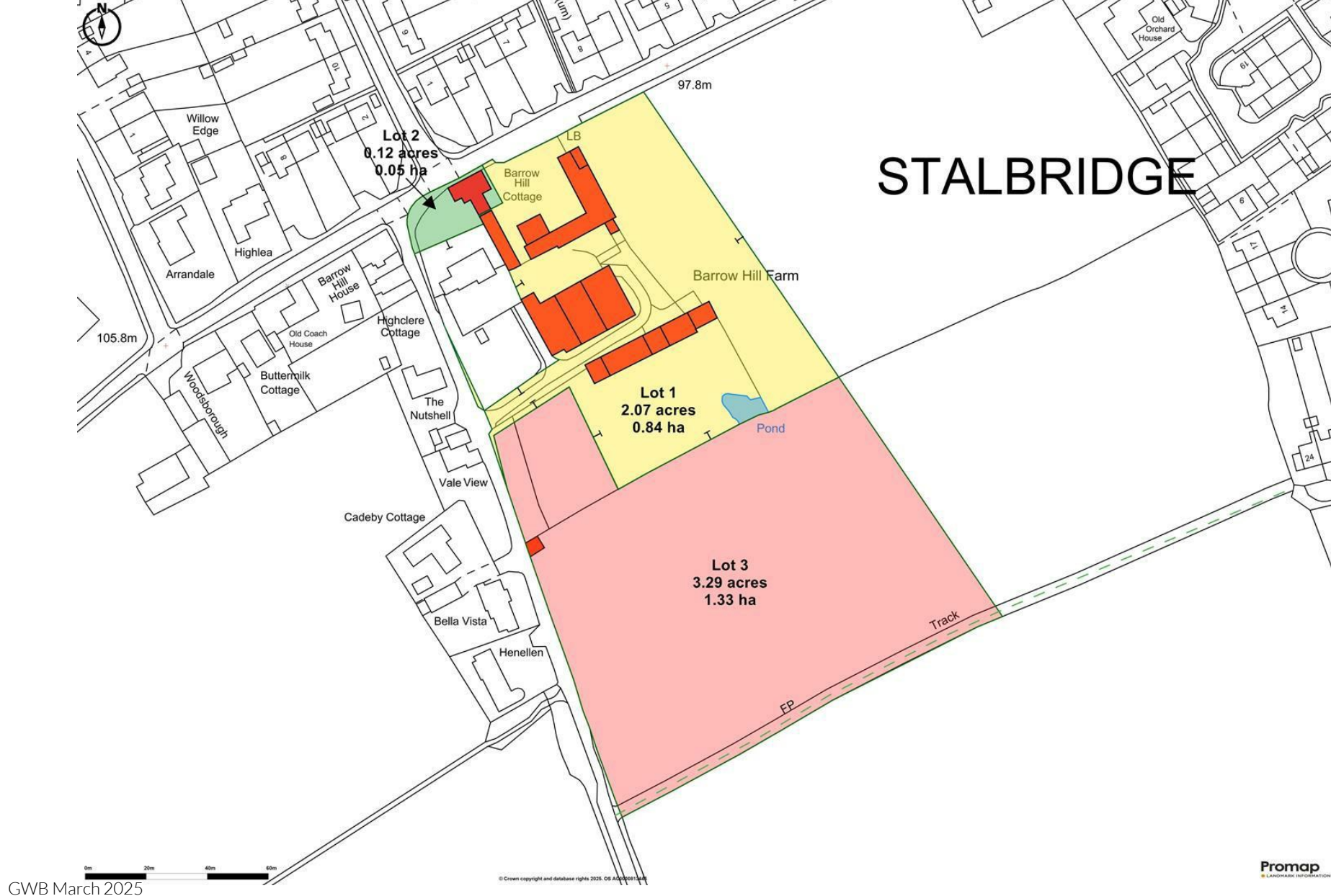
## LOCAL AUTHORITY

Dorset Council - 01305 221000

Council Tax Band - D

The new build houses and barn conversions are not yet assessed for Council Tax.





GWB March 2025



naei | propertymark  
**PROTECTED**

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01258 473766

sturminster@symondssandsampson.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 of 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**