



Land at West Street Godwins Orchard, Kington Magna, Dorset SP8 5EW

3.18 acres (1.28 hectares) of level, productive agricultural land adjoining this popular village

For Sale by Informal Tender
Offers to be received by 12 noon on
Wednesday 16th April 2025

Guide Price **£95,000**
Freehold

THE LAND

- 3.18 acres (1.28 ha) of level and productive farmland surrounded by a variety of land uses
- Deep productive Oxford clay soil
- Mature hedgerow and partially fenced boundaries
- Suitable for agricultural, recreational and equestrian uses subject to any necessary consents
- A manageably sized parcel adjoining a popular north Dorset village.

LOCATION

- Located in an accessible, rural position 1 mile to the north of the A30 which facilitates good access east and west.
- Access to the land is approximately 4.5 metres wide and gained off West Street, one of the main routes to the heart of the village.
- Gillingham 4.3 miles, Sturminster Newton 7.6 miles & Wincanton 6.3 miles.

SERVICES

There is a water main as well as mains electricity situated just to the north of the access off West Street. The land is not currently connected. Fibre internet which services the properties to the northeast, is situated within the land on the northeastern boundary.

TENURE

Freehold with vacant possession

MATERIAL INFORMATION

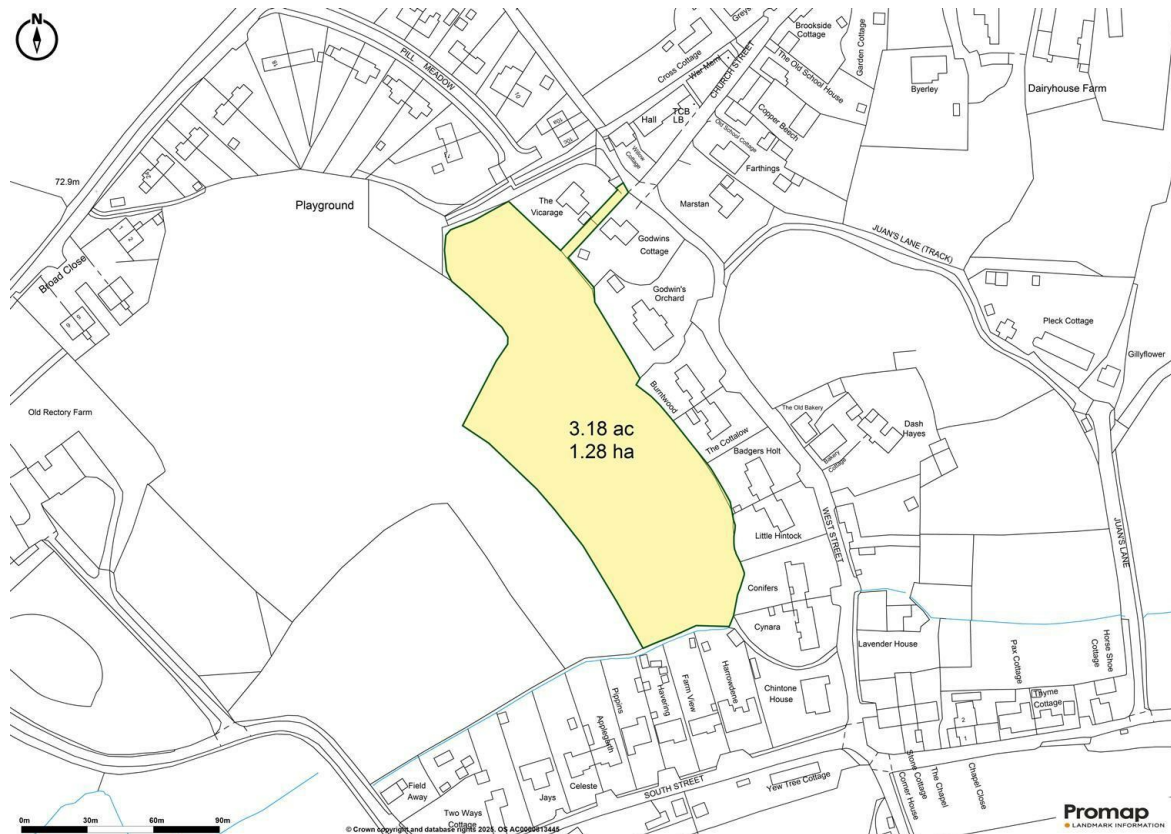
- The entirety of the field will be sold subject to an overage covenant whereby the vendors and successors will be entitled to 20% of the uplift in value for a period of 20 years for the grant of planning consent for residential or commercial development.
- The Land is not in a Countryside Stewardship agreement, a Nitrate Vulnerable Zone or a National Landscape (formerly AONB).
- No public footpaths cross the land.
- No planning applications have been historically submitted which involve the land. Potential purchasers must rely on their own investigations of other planning matters.

VIEWING

Unaccompanied after informing the agents and with a set of these particulars in-hand. Contact Will Cairns on 01258 472244.

DIRECTIONS

What3Words: ///bathtubs.essays.heavy



SturAg/WC/Mar25



01258 472244

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



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INFORMAL TENDER FORM

Land at West Street, Godwins Orchard, Kington Magna,
Dorset SP8 5EW

Symonds
& Sampson

To be submitted by 12 noon on Wednesday 16th April 2025
to Symonds & Sampson, Market Place, Sturminster Newton, Dorset DT10 1AR OR by email to:
wcairns@symondssandsampson.co.uk

Terms: Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. The Vendor does not commit to accept the highest or any offer.
4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
5. You should state any conditions on which the offer is made e.g. subject to survey, or subject to contract only.
6. Please mark the outside of the envelope or in the subject line of an email 'Tender – Land at West Street'.
7. Envelopes and email attachments will no be opened before the deadline.
8. Timescale: The Vendor's solicitor will issue a draft contract within 28 days after acceptance of an offer.

Name (s):

Address:

Telephone:

Email:

Offer: £.....

Please Confirm the following:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society, enclose Mortgage in Principle and specify amount of deposit.

Name of Lender:

Agreement in Principle Enclosed/Attached?: Yes No Amount of Deposit: £.....

b. My/our solicitors are:

c. If your offer is subject to sale conditions provide further information:

Signed: Dated: