

Land at Bagber Bridge

Bagber, Sturminster Newton, Dorset

Land at Bagber Bridge

Bagber
Sturminster Newton
Dorset DT10 2SL

- A pretty parcel extending to 12.07 acres (4.88 ha)
 - Situated in a quiet rural position
 - Adjoining the River Lydden
 - Good highway access
 - A productive block of pastureland
- For sale with the benefit of single bank fishing rights

Guide Price £150,000

Freehold

For Sale by Informal Tender

Offers to be received by 12 noon on

7th May 2025

Unaccompanied viewings during daylight hours with a set of sales particulars in hand after informing the agents.

Sturminster Newton - Will Cairns
01258 472244
wcairns@symondsandsampson.co.uk



THE PROPERTY

On the market after nearly 30 years of ownership, the Land at Bagber Bridge offers an opportunity to acquire 12.07 acres (4.88 ha) of agricultural land in an accessible, rural location with the benefit of nearly 800 metres of single bank fishing rights on the River Lydden. The land provides a blank canvas for various uses subject to the necessary consents.

SITUATION

The land is situated in quiet, rural location between the historic market town of Sturminster Newton and the substantial village of Stalbridge. The land enjoys pleasant views of surrounding Blackmore Vale countryside and adjoins the pretty, winding River Lydden. The land is bounded by mature hedgerows, stock proof fencing and of course the river. Sturminster Newton is a popular town rich in history with a vibrant community and features a selection of independent shops, cafes, and traditional pubs.

THE LAND

Comprising one parcel extending to approximately 12.07 acres (4.88 ha) of permanent pasture, the land has been grazed by sheep annually for over 28 years. The land benefits from productive alluvium and valley gravel soil and is suited to livestock grazing in spring and summer months. The parcel is generally level in topography and could facilitate a range of recreational, ecological, agricultural, horticultural or equestrian uses subject to obtaining the necessary consents.

THE RIVER

The property's northeastern boundary is comprised of approximately 795 metres of meandering riverbank, the property will be sold with the benefit of single bank fishing rights for the whole stretch adjoining the parcel. The River Lydden, with its source rising under a chalk escarpment near the village of Buckland Newton, is a tributary of the River Stour. The river provides habitat to a host birds, mammals & aquatic species. Kingfishers are regularly seen by the current vendor as well as egrets, herons, water voles, and occasionally the illusive otter.





FISHING

Throughout the course of the vendors ownership, 100 Barbel have been introduced to the stretch as well as 4,000 Roach all of which were provided by the Environment Agency. The fishing has been privately sold on an informal day rod basis. Highlights of the species caught, and associated weights include the following:

- Pike at 16lbs
- Chub at 5lbs
- Perch at 2lbs 4ozs
- Roach at 2lbs 1oz
- Dace at 10ozs
- Rainbow Trout at 12ozs

There are ten pools along the stretch of river with the bridge pool, (pool 1 on sale plan) being the deepest at approximately 12ft in the summer and 18ft in the winter. The Barbel and roach were released into pools 2, 3 and 4. The banks have been maintained by the vendor with some areas of nettles left to provide habitat for butterflies and other insects.

SERVICES

Mains electricity & mains water are not connected. A gas main passes through the southern part of the parcel as well as fibre internet cabling (see sale plan for approximate location).

ACCESS

Via the council-maintained highway, through a single gate.

MATERIAL INFORMATION

The entirety of the land is situated in Flood Zone 3 (An Area of High Risk of Flooding). The land does flood in winter months during very heavy rainfall.

LOCAL AUTHORITY

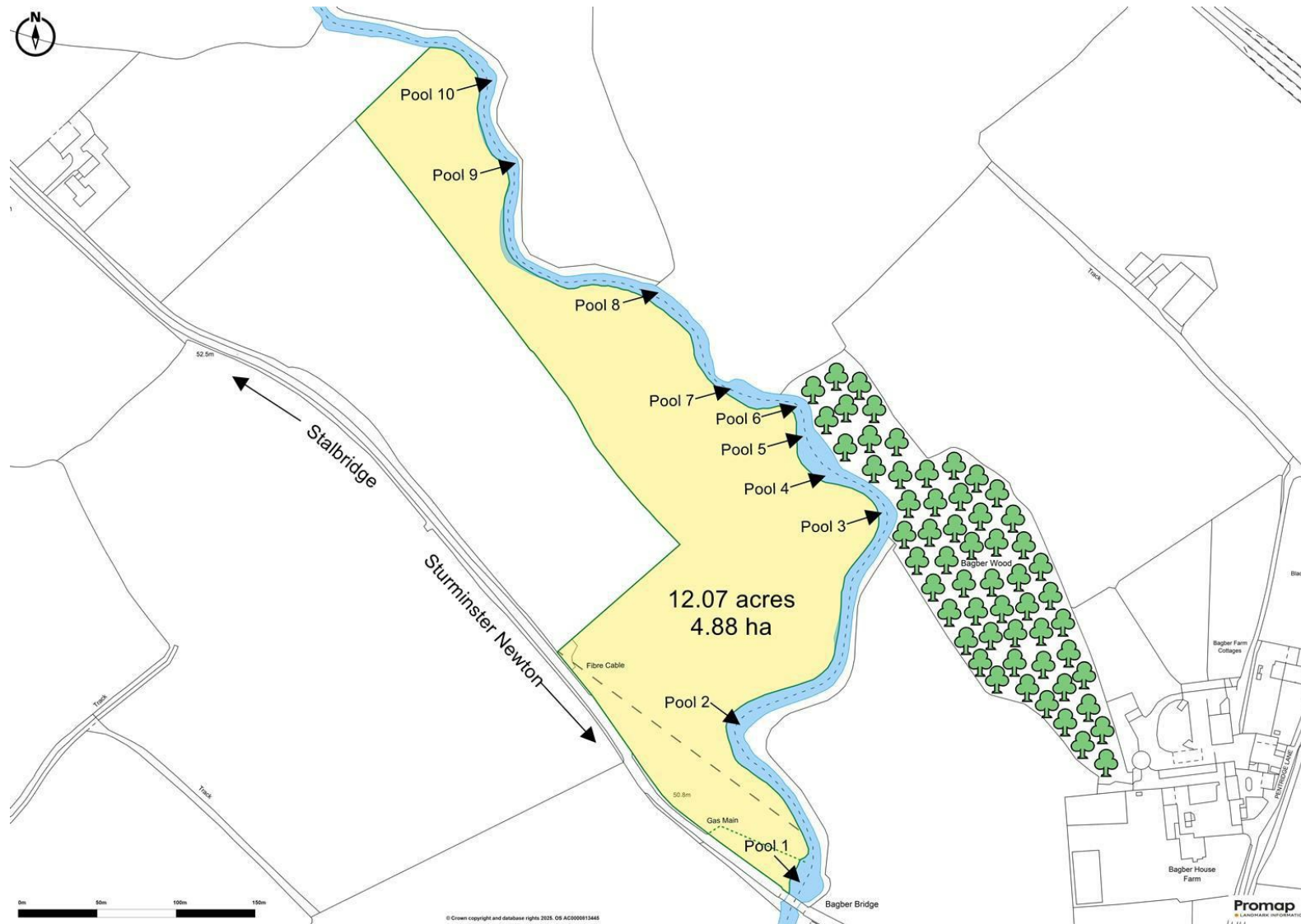
Dorset Council - 01305 221000
www.dorsetcouncil.gov.uk

TENURE AND POSSESSION

Freehold with vacant possession on completion.

WHAT3WORDS

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SturAg/WC/Mar25



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Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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INFORMAL TENDER FORM

Land at Bagber Bridge, Bagber, Sturminster Newton, Dorset DT10 2SL

To be submitted by 12 noon on Wednesday 7th May 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 Bagber Bridge’.
 7. Envelopes and email attachments will not 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

b. My/our solicitors are:

.....

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

.....

.....

Signed: Dated: