

An aerial photograph of a farm complex. A red line outlines a large area of land, including several buildings and a large field. The buildings include a large barn with a corrugated metal roof, a smaller shed, and a house with a red-tiled roof. A blue van is parked in a paved area. The surrounding area includes a residential neighborhood with houses and a large green field.

Symonds
& Sampson

Development at Barrow Hill Farm

Wood Lane, Stalbridge, Dorset

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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.



- Development opportunity.
- 6 barn conversions, 2 new builds
- Elevated position with wonderful views
 - Close to the town centre
- Cottage and field available by separate negotiation

Guide Price £700,000

Freehold

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SITUATION

Barrow Hill Farm is located on the western edge of the town and is accessed from Wood Lane. 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, Duncton, 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 and offered by separate negotiation. 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 £700,000

Lot 2 - Barrow Hill Cottage and garden in 0.12 acres (0.05 ha) Available by separate negotiation

Lot 3 - Approx 3.29 (1.33 ha) acres of pasture with road access and a small stone barn. Available by separate negotiation.

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 (88m²)
Plot 2 New build 3 bed, 1.5 storey dwelling of 1345 sq ft (125m²)
Plot 3 Conversion 3 bed single storey dwelling of 1270 sq ft (118m²)
Plot 4 Conversion 3 bed single storey dwelling of 1410 sq ft (131m²)
Plot 5 Conversion 1 bed single storey dwelling of 624 sq ft (58 m²)
Plot 6 Conversion 2 bed single storey dwelling of 882 sq ft (82 m²)
Plot 7 Conversion 2 bed single storey dwelling of 828 sq ft (77 m²)

Plot 8 Conversion 1 bed single storey dwelling of 559 sq ft (52m²)
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.

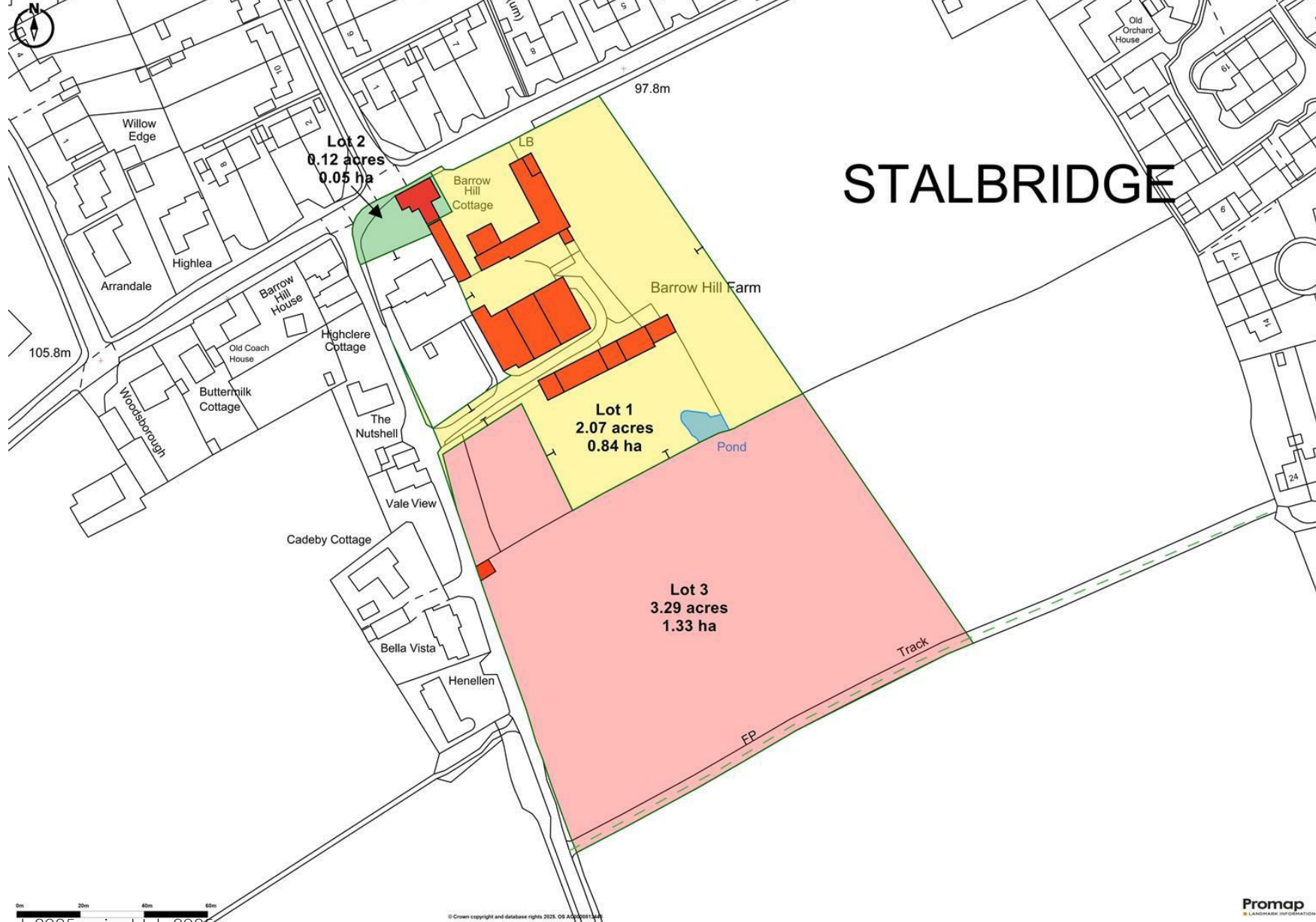
Barrow Hill Cottage - mains water, electricity, gas and drainage are connected. Mains gas central heating system.

LOCAL AUTHORITY

Dorset Council - 01305 221000

Council Tax Band - D

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



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LANDMARK INFORMATION



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