

An aerial photograph of a rural landscape. In the foreground, a river flows through a lush green field. To the right, there is a large area of trees with yellowing foliage. In the middle ground, a village with several houses and a large industrial or commercial building with a parking lot is visible. The background features rolling green hills under a blue sky with scattered clouds.

Symonds
& Sampson

Land at Beremarsh

Shillingstone, Blandford Forum, Dorset

Land at Beremarsh

Shillingstone
Blandford Forum
Dorset DT11 0QZ



2.37 acre(s)

- Level topography throughout
- Loam over Valley Gravel soil
- Accessible location with services nearby
- Natural brook and river water supply
- Approximately 162 metres of single bank fishing rights

Guide Price **£45,000**
Freehold

For sale by Private Treaty

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



DESCRIPTION

A 2.37 acre (0.96 ha) parcel of fertile river valley land with the benefit of single bank fishing rights on the River Stour and a brook situated to the north. The land is currently fallow but has been historically used as part of an arable rotation. There are numerous mature trees with species such as willow and poplar adjoining the bank of the River Stour. To the northwest, there is a small area of hardstanding large enough for two cars to park. The soil is a loam over Valley Gravel and is classified Grade 4 on the ALC.

SITUATION

The land is situated in a quiet edge of village location to the northeast of Shillingstone which is 3 miles from the town of Sturminster Newton and 6 miles from the town of Blandford Forum. The historic landmark Hambledon Hill commands an impressive view to the northeast.

The land will be sold with the benefit of an unrestricted right of access over land lying to the northwest to the council-maintained highway. Please refer to the sale plan and the right of access hatched brown.

SERVICES

Natural water from the River Stour & brook.
Mains water is located in the highway to the north.

DESIGNATIONS

The land is not in a National Landscape (formerly AONB), Nitrate Vulnerable Zone or Conservation Area. The land is not entered into a Stewardship Scheme and no public rights of way cross the land.

MATERIAL INFORMATION

The land is situated in Flood Zone 3 (An Area of High Risk of Flooding).
The vendor will erect the boundary between points A - C on the sale plan. Upon completion, ownership and maintenance obligations of this boundary will fall upon the buyer.

LOCAL AUTHORITY

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

TENURE & POSSESSION

Freehold with vacant possession on completion.

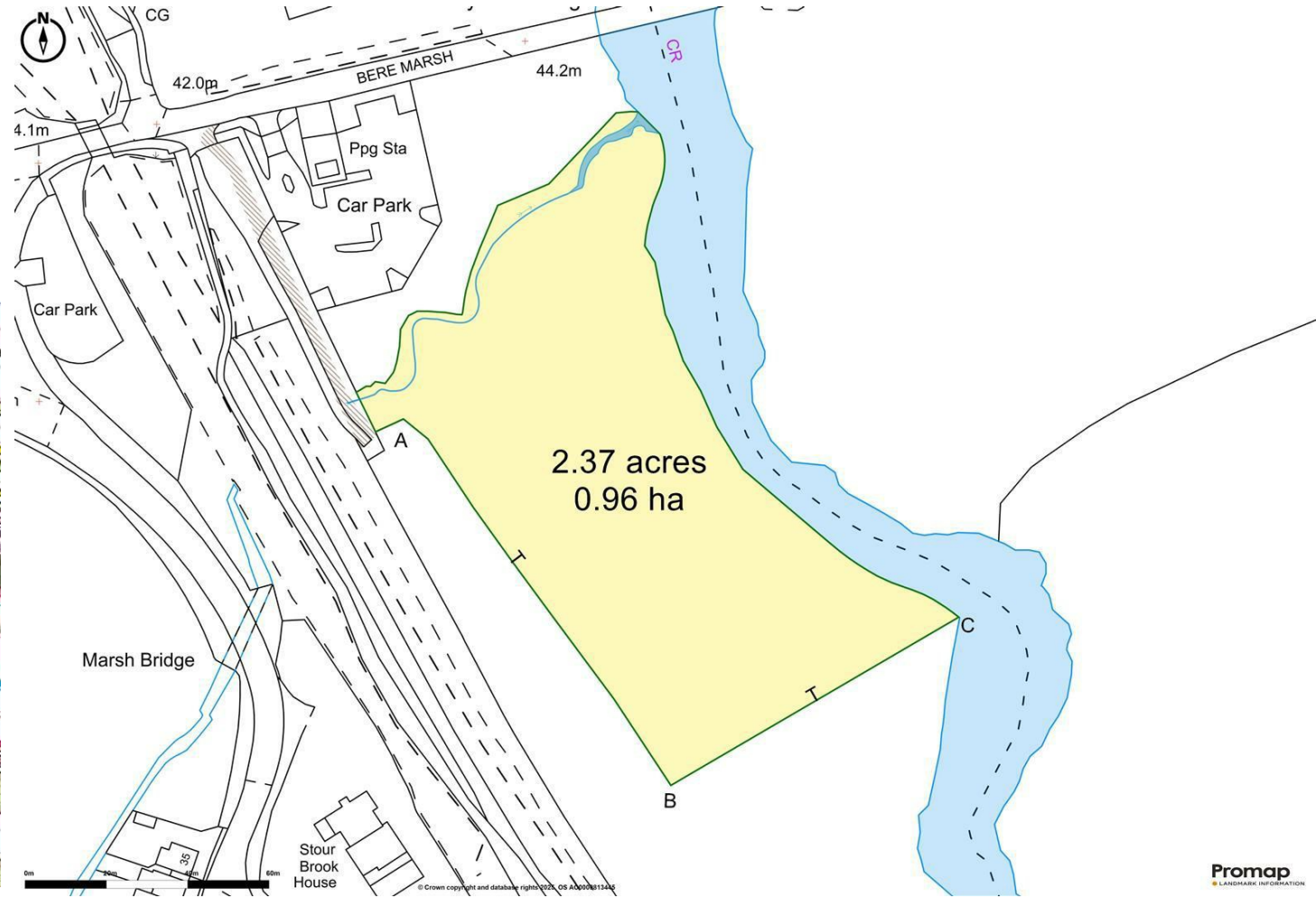
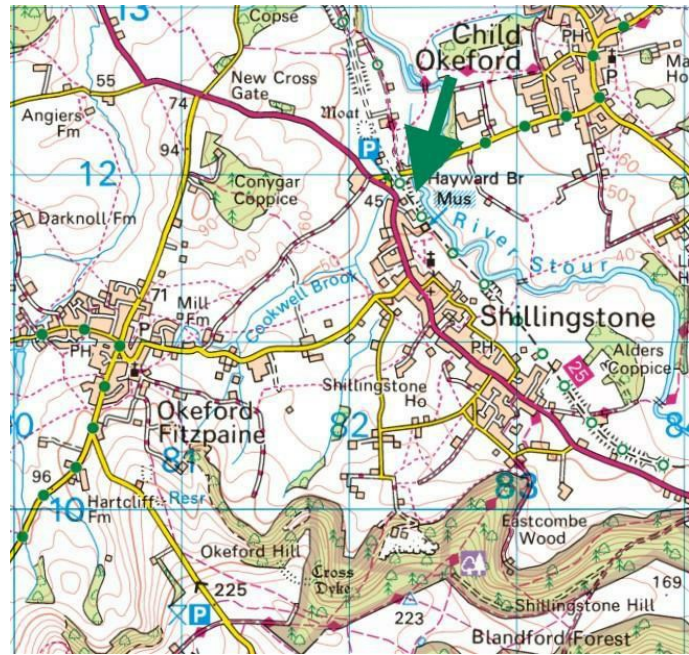


WHAT3WORDS

///blunders.recruiter.surprise

VIEWING

With a set of these particulars in hand, having first informed the agents. Further information from Will Cairns on 01258 472244.



SturAg/WC/Sept25



Regulated by RICS



PROTECTED



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