



Lot C

## Land to the north of Beaminster, Dorset

11.71 acres (4.74 hectares) of gently sloping pasture land set in an edge of town location with road access.  
For sale by Formal Tender in three lots. Deadline for tenders Wednesday 1<sup>st</sup> May 2024 at 12 noon.

Guide Price  
Lot A: **£90,000**  
Lot B: **£40,000**  
Lot C: **£100,000**  
Freehold



## Land to the north of Beaminster Dorset, DT8 3SB

Viewing during daylight hours with a set of these particulars to hand having first informed the agents.

- 11.71 acres (4.74 hectares) of pasture land
- Offered in three lots
- Lot A: 6.52 acres (2.64 hectares)
- Lot B: 1.21 acres (0.49 hectares)
- Lot C: 3.98 acres (1.61 hectares)
- Situated just outside the town of Beaminster
- Excellent outriding onto a network of bridleways
- Grade 3 & Grade 4 Agricultural Land
- Freehold with vacant possession on completion

Viewing strictly by appointment through calling the  
Symonds & Sampson Yeovil office on  
01935 382901

### Method of Sale

The land is for sale by Formal Tender. Tenders are to be submitted on the attached tender form and returned to our Yeovil Office by Wednesday 1<sup>st</sup> May 2024 at 12 noon.





### The Land

**Lot A** - 6.52 acres (2.64 hectares) of sloping pasture land. The soil is slightly acid base rich loamy and clayey soils and the land is classified as Grade 3 & Grade 4 on the Agricultural Land Classification Maps. The land is accessed from Bowgrove Road.

**Lot B** - Set to the south of Lot A, Lot B forms a single parcel of level and gently sloping pasture land extending to 1.21 acres (0.49 hectares) enclosed by stock proof fencing. The soil is slightly acid base rich loamy and clayey soils and the land is classified as Grade 4 on the Agricultural Land Classification Maps. The land is accessed from Cherry Cottage Lane.

**Lot C** - Set to the west of Lot B, Lot C comprises a parcel of gently sloping pasture land extending to 3.98 acres (1.61 hectares) enclosed by stock proof fencing. The land is accessed on the corner of Bowgrove Road and Cherry Cottage Lane. The soil is slightly acid base rich loamy and clayey soils and the land is classified as Grade 3 & Grade 4 on the Agricultural Land Classification Maps.

### Services

**Lot A** - no services currently connected.

**Lot B & C** - access to a natural water supply.

Prospective buyers should make their own enquiries as to the availability to the land.

### Overage Clause

**Lot C** will be sold subject to an overage on any future development. This will exclude agricultural, horticultural, and equestrian development. The overage will be effective for 21 years from the date of completion and will be triggered by grant of planning consent with 30% of uplift in value payable within twelve months of the grant of Planning Permission or Deemed Planning Permission.

### Designations

The land is located in the Dorset National Landscape (formerly known as Dorset Area of Outstanding Natural Beauty).

### Situation

The land is situated just outside of the town of Beaminster, in the county of Dorset. The market town of Bridport is set 6.5 miles to the south, whilst the town of Crewkerne is set 7 miles to the north. Both provide a range of retail, recreational and educational facilities. Crewkerne has a main line railway station. The land is in close proximity of good nearby road links including the A356 and A3066.

### Rights of Way

There are no public rights of way affecting this land.

### Basic Payment Scheme

No BPS entitlements or de-linked payments included in the sale.

### Directions

From Beaminster town centre head south east on Hogshills Street. Beside The Greyhound Inn turn left onto Fleet Street. Continue until reaching Beaminster Tennis Club, at this point bear right onto Bowgrove Road. After 0.1 miles you will find the entrance to Lot B & C on the right hand side denoted by our for sale boards. Continue following Bowgrove Road for 0.4 miles where you will find Lot A on the right hand side denoted by our for sale board.

### What3words:

Lot A ///clustered.lookout.logo

Lot B ///trucks.regulator.ecologist

Lot C ///hiring.tanked.modules

### Solicitors

Kitson & Trotman

Hogshill Street, Beaminster, Dorset DT8 3AN

Jason Hodnett

01308 862313 [jhodnett@ktlaw.co.uk](mailto:jhodnett@ktlaw.co.uk)

### Local Authority

Dorset Council

[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)

Tel: 01305 221000

LMC/19/03/24



01935 382901

Symonds & Sampson LLP  
 2 Court Ash, Yeovil, BA20 1HG  
 lcarnell@symondsandsampson.co.uk  
 www.symondsandsampson.co.uk



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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



**FORMAL TENDER CONDITIONS**  
**Land to the north of Beaminster**  
**Dorset, DT8 3SB**

**SUBJECT TO CONTRACT**

Tenders are to be received, in writing, on this form no later than  
**12 NOON ON WEDNESDAY 1<sup>st</sup> MAY 2024**

**Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG**  
**Ref: LC Email: [lcarnell@symondsandsampson.co.uk](mailto:lcarnell@symondsandsampson.co.uk)**

**Tenders should be submitted on the following basis:**

1. Tenders should be for a fixed sum; no escalating bids 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. 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. All offers should be subject to the terms and conditions contained within the particulars of the sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark on the envelope with words "LAND AT BEAMINSTER" in the left hand corner. In addition to this form, you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Completion date to be agreed.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



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**FORMAL TENDER FORM**

Land to the north of Beaminster, Dorset, DT8 3SB

**SUBJECT TO CONTRACT**

Tenders are to be received, in writing, on this form no later than

**12 NOON ON WEDNESDAY 1<sup>ST</sup> MAY 2024**

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG

Ref: LC Email: [lcarnell@symondsandsampson.co.uk](mailto:lcarnell@symondsandsampson.co.uk)

I/We: \_\_\_\_\_ Of: \_\_\_\_\_

Postcode: \_\_\_\_\_ Telephone: \_\_\_\_\_

Hereby submit a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£ \_\_\_\_\_ In words £ \_\_\_\_\_

Please provide details of funding and enclose evidence (e.g., bank statements/mortgage offer/letter from bank)

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_ Name: \_\_\_\_\_

My/Our Solicitors are: \_\_\_\_\_ Address: \_\_\_\_\_

**PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON WEDNESDAY 1<sup>ST</sup> MAY 2024. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE CONTENTS OF THE SALES PARTICULARS.**



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