

FoxGrant



Deerland Farm, Dinton, Salisbury, Wiltshire



SITUATION

Wylfe (A303) 3½ miles, Tisbury 6 miles, Salisbury 10½ miles.

Railway Stations: Trains via Exeter-London Waterloo line, Tisbury to London 112 mins.

The land at Deerland Farm is situated approximately ½ mile north of Dinton with access gates on the Wylfe Road & Sandhills Road.

DEERLAND FARM

Compact block of gently sloping farmland & woodland in Cranborne chase Area of Outstanding Natural Beauty and in the Vale of Wardour. The ring fenced block of organic farmland is in a secluded rural location, close to the village of Dinton. The land is suitable for agricultural, equestrian, sporting and amenity use and is available as a whole or in three lots. In all the land amounts to some **137 Acres (55.57 Hectares)**.

Barn & Pasture farm

A ring fenced block of land currently in organic rotation: a clover & ryegrass ley (laid 3 years ago), with good access onto Sandhills Road & a hardcore track running along the western boundary, leading to a modern **Dutch Barn** (105' x 30') subdivided with concrete floor and both roller shutter and full height barn doors, plus a personal door to the western end.

- Dutch Barn 3,150 sq.ft
- Excellent equestrian potential
- Possible alternative use potential subject to planning permission
- **About 75.8 Acres.**

Woodland & Hidden Pasture Valley

Within a stunning sheltered valley, a mix of pasture & mature broadleaf woodland which has an established trail through it for riding and also a carriage driving course,

- Hidden valley in organic pasture
- Conservation environment
- With potential for glamping (STPP)
- Excellent sporting potential
- Planning pending for Agricultural Barn
- **About 50.6 Acres.**

Pasture

A compact block of gently sloping organic pasture, a clover & ryegrass ley (laid 3 years ago) with direct road access

- Agricultural/ equestrian use
- Croppable arable or pasture
- Loam over freedraining chalk soil
- Grade 3 pasture
- Track marked ABC giving access to Lot 2
- Excellent out riding
- **About 10.9 Acres.**

LOT 1



LOT 2



LOT 3



LAND

This good quality land is classified Grade 3 by DEFRA (Land Classification Map), light loam over free draining chalk land apart from the most southerly field which is clay. The property is not connected to mains water or electricity at present, but a high voltage electrical supply runs across the land which should be able to connect into (subject to checking with service provider). Water could be obtained via a bore hole or by connecting to the local mains supply on Sandhills Road.

There are extensive local byeways and there is direct access onto Sandhills Road at the southern end of Lot 1.

ENTITLEMENTS & ELS

The land is registered and has an individual holding number. This land is offered for sale with full entitlements and countryside entry level stewardship scheme, the Vendor will co-operate with the transfer of all rights if requested. The land is classed as permanent pasture and has been organically farmed this way since 2005.

AGENTS NOTE

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Right of Way There are no public rights of way across the land. Lot 3 will give access to Lot 2 via a track marked ABC on the saleplan.

Services There is no water connection but a mains supply exists on the southern boundary of the property, as marked on the sale plan. There is no electricity connected but an overhead power cable crosses the site.

Authorities Wiltshire County Council Tel: 0300 456 0100

Particulars & Photographs Prepared by William Grant and Phil Howard in October 2020.

Wilsons
Solicitors



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DEERLAND FARM, DINTON, SALISBURY, WILTSHIRE

Access

Access

**Lot 3
About
10.9 Acres**

**Lot 2
About
50.6 Acres**

**WHOLE
ABOUT
137.3
ACRES**

**Barn
(3,150 sq.ft)**

**Lot 1
About
75.8 Acres**

Access

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DIRECTIONS

From Salisbury travel northwest towards Wilton on the A36. Take the A30 through Wilton towards Shaftesbury and in the village of Barford St Martin turn right towards Dinton. After approximately 2 miles, take the 1st right turn, into Sandhills Road towards Wylde. Follow the road uphill and the land will be found on your right, with the gates set back from the lane.

Grid Reference SU010329 See location map for alternative routes.

DEERLAND FARM SP3 5EX

VIEWINGS

Unaccompanied at any reasonable daylight hour with set of these particulars. For further information please contact William or Phil on 01722 782727 or email admin@foxgrant.com



**William
Fox Grant**



**Phil
Howard**