



3 Ailwood Farm, Ailwood, Corfe Castle, BH20 5JA

Symonds
& Sampson
ESTABLISHED 1858

Offered for sale for the first time since the 1930's, Ailwood is a residential farm with an exciting renovation opportunity, situated within the heart of the Isle of Purbeck. This superb and unique project comprises a three bedroom farmhouse with traditional farm buildings, all set within approximately 46.19 acres (18.69 hectares) of pasture land.

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- A brilliant residential farm in the Isle of Purbeck
 - Renovation Opportunity
- Far reaching views across the Isle of Purbeck
 - 46.19 acres permanent pasture
 - Traditional Purbeck Stone Farm Buildings
- Situated close to Corfe Castle, Swanage and Wareham
- Potential diversification opportunities, subject to all necessary planning consents
 - Pasture land that has been farmed for many generations
 - Offered for sale in Lots by Formal Tender

**Viewing strictly by appointment through
Symonds & Sampson Wimborne Agricultural
Office on 01202 843190**





The Farmhouse

The Farmhouse is a three-bedroom detached property extending to approximately 111m² (1,196 sq ft), with accommodation arranged over two floors. The property benefits from far reaching views overlooking the Purbeck hills and provides an exciting renovation opportunity. There are outbuildings attached to the main dwelling providing possible scope for expansion (STPP) or useful storage.

The pasture land extends to approximately 46.19 acres (18.69 hectares), running east and south of the main farmhouse. The farmhouse, land and farm buildings all benefit from far reaching views south over the valley, and north over Nine Barrow Down.

The traditional farm buildings comprise a mixture of Purbeck Stone construction and some of timber and tin construction. Historically, the buildings were used to rear cattle and pigs, the farm buildings would benefit from extensive renovation throughout. They could also be suitable for possible conversion opportunities, subject to all necessary planning consents.

Tenure and Possession

Ailwood Farmhouse, Land and Buildings are all being sold freehold, vacant possession.



Method of Sale

For Sale by Formal Tender, offers must be submitted in writing by 12 noon on 7th June, 2024 to Morgan Clement at the Wimborne Office or mclement@symondsandsampson.co.uk

Ailwood Farm is offered for sale in FOUR LOTS, identified on the sale plan:

Lot A – The Farmhouse

Lot B – 31.82 acres pasture land and buildings

Lot C – 5.39 acres of pasture land

Lot D – 8.98 acres of pasture land

Lot A - Ailwood Farmhouse

Ailwood Farmhouse is a three-bedroom detached property extending to approximately 111m² (1,196 sq ft), with accommodation arranged over two floors. The property provides an exciting renovation opportunity. The ground floor accommodation comprises a sitting room, kitchen and dining room with an outside covered storage area. Upstairs are three bedrooms. A Purbeck Stone outbuilding is attached

to the dwelling, overlooking the lawned garden in a courtyard style.

Lot B - Land and Farm Buildings

The pasture land extends to approximately 31.82 acres (12.88 acres), running south of the main farmhouse. The topography comprises a partly level lying, partly sloping gradient with slowly permeable clayey soils. The farmland and buildings benefit from far reaching views south over the valley, and north over Nine Barrow Down.

The traditional farm buildings comprise a mixture of Purbeck Stone construction and some of timber and tin construction. Historically, the buildings were used to rear cattle and pigs, the farm buildings would benefit from extensive renovation throughout. They could also be suitable for possible conversion opportunities, subject to all necessary planning consents.

Lot C - 5.39 acres Land

Lot C comprises 5.39 acres of pasture land arranged into manageable sized paddocks, east of the main farmhouse.

Lot D - 8.98 acres Land

Lot D comprises 8.98 acres of pasture land arranged into manageable sized paddocks, east of the main farmhouse.

Situation

Ailwood Farm is situated within a sought after village location, in the heart of the Isle of Purbeck which is designated as a National Landscape. The nearby villages of Corfe Castle and Swanage both benefit from the provision of shops, schools, restaurants, water sports, and many other opportunities.

Communications are good with main line rail links from Wareham to London Waterloo. Bournemouth International Airport is approximately 20 miles north east.

The farm is connected to a good network of footpaths, bridleways and roads for walking, riding and cycling, enjoying the very best of the Isle Purbeck, along the Jurassic Coast.





Local Authority
 Dorset Council 01305 221000
www.dorsetcouncil.gov.uk

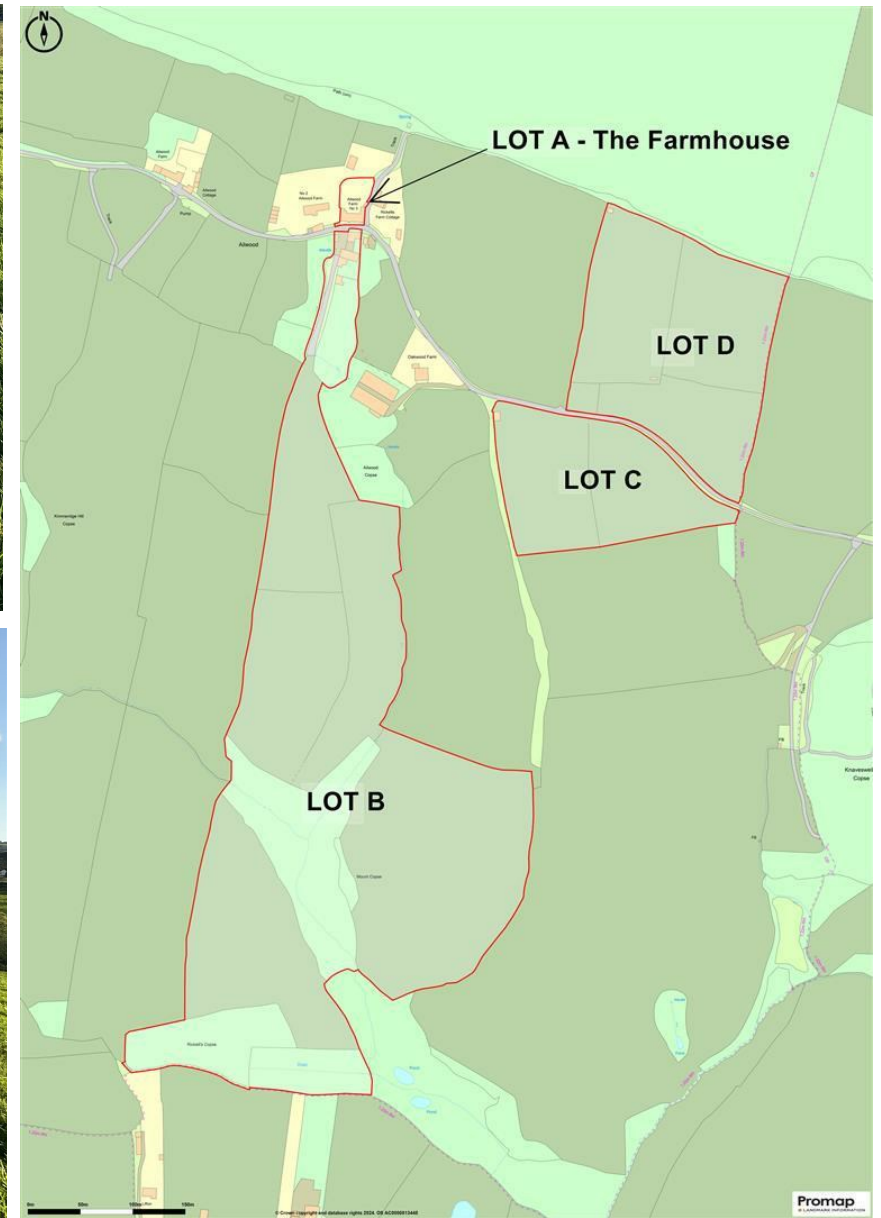
Designations
 Ailwood is situated within the National Landscape and within a Nitrate Vulnerable Zone.

EPC and Council Tax Band
 EPC Band: G
 Council Tax Band: D

Directions
 From Corfe Castle village, head east from East Street, along Sandy Hill Lane. The property is situated approximately 2.2 miles along this road, on the left hand side, marked by a Symonds and Sampson FOR SALE board.
 What3Words: ///curbed.disco.paid

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	18
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





01202 843190

Symonds & Sampson LLP
Symonds & Sampson 5 West Street, Wimborne, Dorset, BH21 1JN

wimborne@symondsandsampson.co.uk

Symonds & Sampson

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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.



INFORMAL TENDER CONDITIONS
LOT A, LOT B, LOT C and LOT D at
3 Ailwood Farm, Ailwood Woolgarston,
Corfe Castle, Dorset, BH20 5JA
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON FRIDAY 7TH JUNE, 2024

Symonds & Sampson, 5 West Street, Wimborne, Dorset BH21 1JN
Ref: MAC Email: mclement@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Any person wishing to purchase the Property must complete and sign the Informal Tender Form attached and return it to Symonds & Sampson at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
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. All offers should be subject to the terms and conditions contained within the particulars of the sale.
5. 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.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "AILWOOD" in the left hand corner. 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.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. In submitting a tender the following assumptions shall apply:
 - (a) that the tenderer has previously inspected the Property.
 - (b) that the tenderer accepts the Property in the physical state it is now in.
 - (c) that the tenderer has had the opportunity to raise any queries with the agent as a prudent purchaser might raise or has chosen to waive such an opportunity.

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Symonds & Sampson, 5 West Street, Wimborne, Dorset BH21 1JN
Ref: MAC Email: mclement@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode _____

Telephone: _____

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

LOT A (Guide Price £580,000) in the sum of:

£ _____ In words £ _____

LOT B (Guide Price £700,000) in the sum of:

£ _____ In words £ _____

LOT C (Guide Price £120,000) in the sum of:

£ _____ In words £ _____

LOT D (Guide Price £200,000) 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 prior to 12 noon on Friday 7th June, 2024. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.