

# Little Woolgarston Farm, Wareham, Dorset

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# Little Woolgarston Farm

## Corfe Castle, Wareham, Dorset, BH20 5JE

Little Woolgarston Farm extends to approximately 55.81 acres (22.58 hectares).

- A ring-fenced 55.81 acre (22.58 ha) farm in the heart of the Isle of Purbeck
- The farmhouse (subject to an Agricultural Occupancy Condition) has an attached annexe
  - An extensive range of farm buildings
- Possible diversification and conversion opportunities, subject to all necessary planning consents
  - An all-weather surfaced equestrian arena and generous range of stabling
  - Far reaching views over the iconic Corfe Castle and Swanage sea views
    - Situated close to Corfe Castle, Swanage and Wareham
  - Extensive walking, hacking and cycling opportunities from the doorstep

Offered for sale for the first time since the late 1980's, Little Woolgarston Farm is a superb ring-fenced farm situated in an idyllic location in the heart of the Isle of Purbeck. The farmhouse, extensive range of buildings, stables and equestrian arena, are all nestled within the heart of the farmstead that extends in total to approximately 55.81 acres (22.58 ha).

The farmhouse and annexe are both subject to an Agricultural Occupancy Condition.

Guide Price £2,500,000

Wimborne Agricultural  
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## THE FARM

The farmhouse is a three-bedroom Purbeck Stone constructed property with an attached two-bedroom Annexe extending to approximately 210m<sup>2</sup> (2,260 sq ft) in total. The well laid-out accommodation for the farmhouse and the annexe are both arranged over two floors, benefitting from far reaching views overlooking the Purbeck hills, Corfe Castle and Swanage sea views. The farmhouse and annexe are subject to an Agricultural Occupancy Condition.

The gently rolling pasture land extends to approximately 52.32 acres (21.17 hectares), in a ring-fenced block surrounding the farmhouse and farm buildings which extend to another 3.49 acres (1.41 acres). The farmland is

all arranged in manageable sized parcels, that has been grazed and cut for many years. There are footpaths and bridleways that cross the farm.

The heart of the farmstead features an extensive range of farm buildings that are used to house livestock and store machinery and fodder. There is also an all-weather surfaced equestrian arena and a generous range of stabling. We consider that the farm buildings could also be suitable for possible conversion opportunities, subject to all necessary planning consents.

## METHOD OF SALE

Little Woolgarston Farm is offered for sale as a whole 55.81 acre ring-fenced farm with farmhouse, annexe, farm buildings and pasture land.



## TENURE AND POSSESSION

Little Woolgarston Farm is sold Freehold with vacant possession on completion. Completion to the successful purchaser will be delayed until circa 31st March 2025, or earlier if agreeable by all parties.

Delinked payments relating to the Basic Payment Scheme will be retained by the current owners but the land can be transferred on completion.

## SITUATION

Little Woolgarston Farm is situated within a sought after location, in the heart of the Isle of Purbeck which is designated as a National Landscape (AONB). 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 train station to London Waterloo. Bournemouth International Airport is approximately 20 miles north east.

The farm benefits from being connected to a good network of footpaths and bridleways that offer extensive walking, horse riding and cycling opportunities, whilst enjoying the very best of the Isle Purbeck, along the Jurassic Coast.

## SERVICES

The farm benefits from a mains water and mains electricity supply. The drainage is a private septic tank. Standard broadband is available at the property. Mobile coverage is likely indoors and outdoors at the property.

## LOCAL AUTHORITY

Dorset Council 01305 221000  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## EPC AND COUNCIL TAX BAND

Farmhouse EPC rating: E  
The Annexe EPC rating: D

Farmhouse Council Tax Band: F  
The Annexe Council Tax Band: A

## DESIGNATIONS

Little Woolgarston is situated within the National Landscape (formally AONB) and within a Nitrate Vulnerable Zone.

The farmland is subject to public footpaths and bridleways that cross the holding.

## DIRECTIONS

From Corfe Castle village, head east from East Street, along Sandy Hill Lane. The farm is situated approximately 1.4 miles along this road, on the left hand side at the end of a no-through road, towards Little Woolgarston.  
What3Words: ///groups.lavished.multiply

# Woolgarston, Corfe Castle, Wareham

Approximate Area = 1556 sq ft / 144.5 sq m

Limited Use Area(s) = 170 sq ft / 15.7 sq m

Annexe = 750 sq ft / 69.6 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 2637 sq ft / 244.7 sq m

For identification only - Not to scale



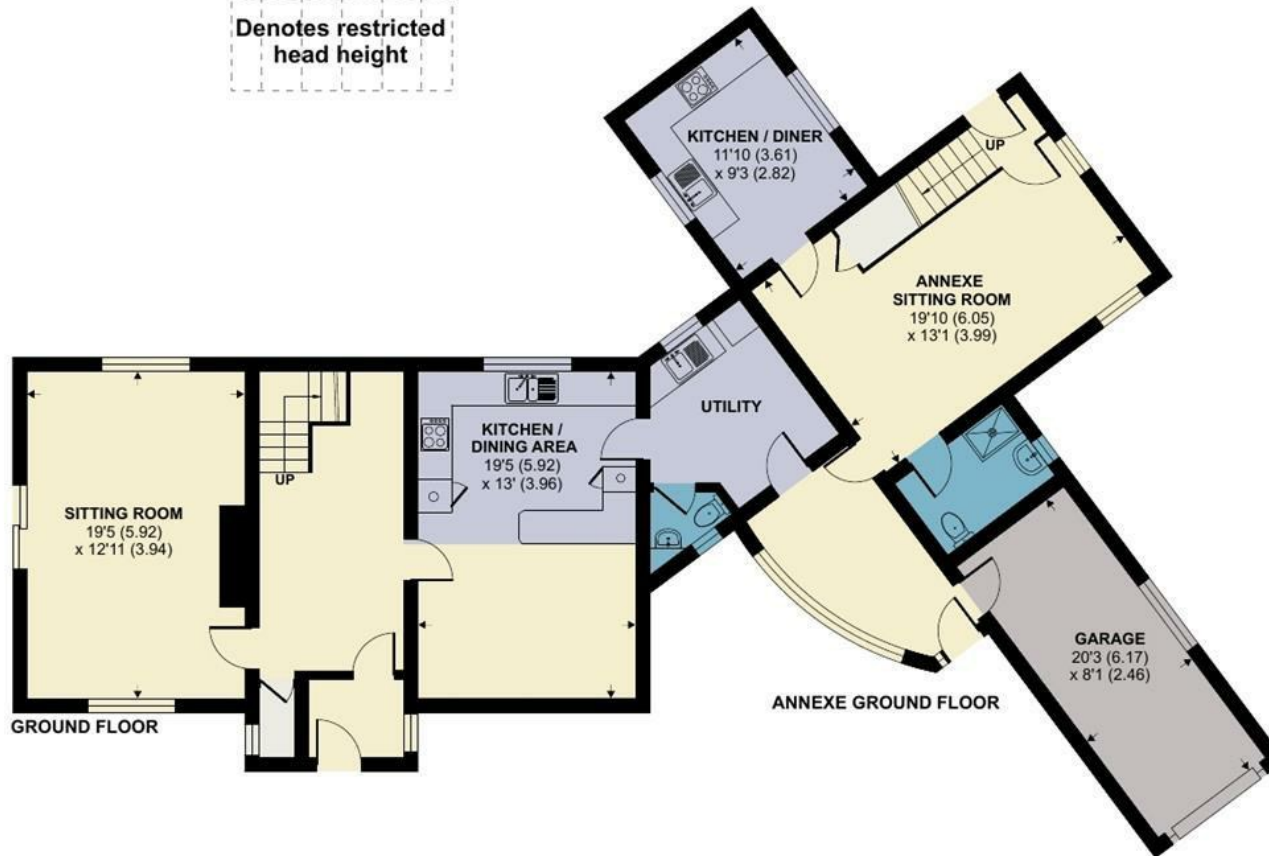
Denotes restricted head height



ANNEXE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

ANNEXE GROUND FLOOR

## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	69

England & Wales EU Directive 2002/91/EC

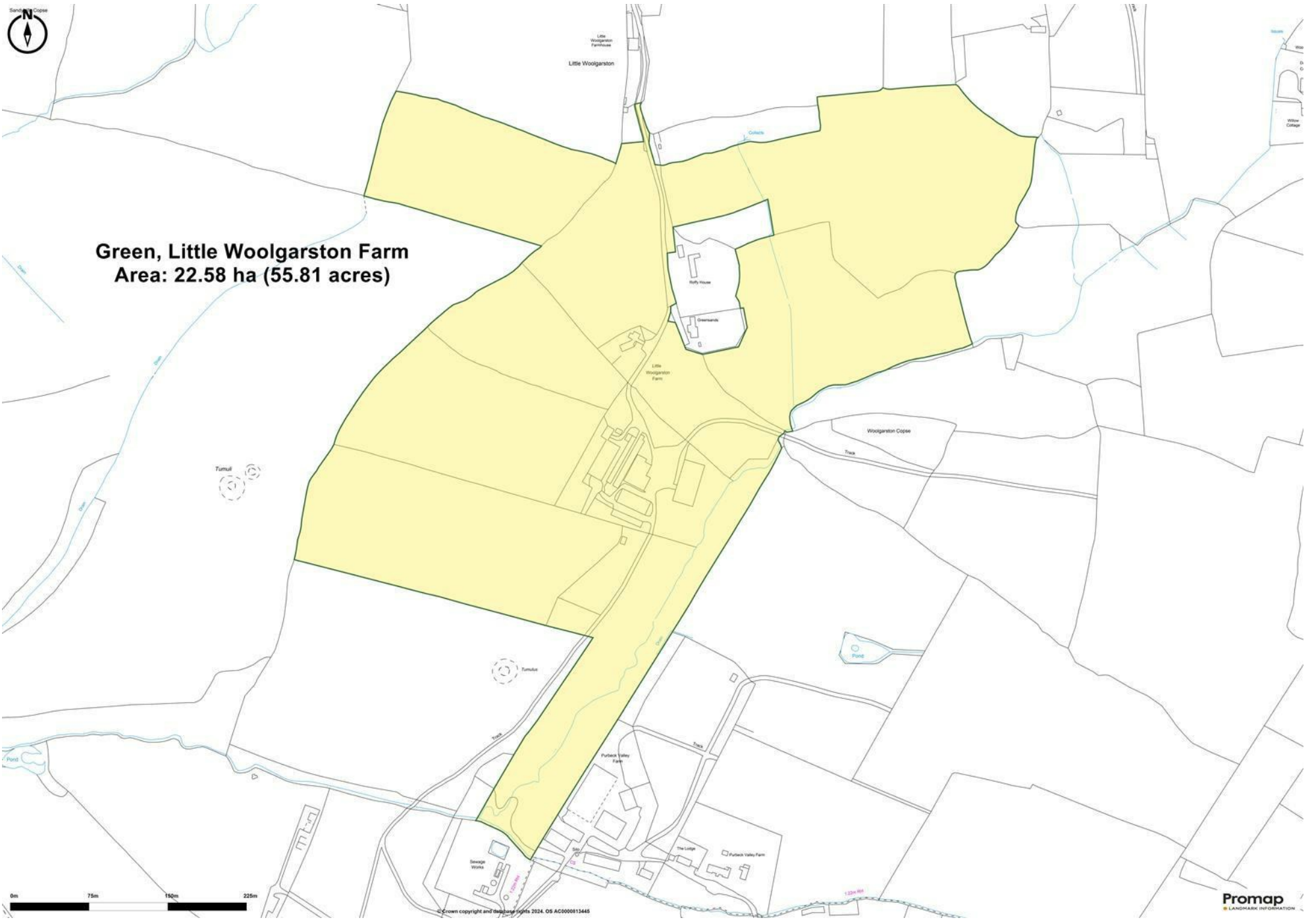


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Symonds & Sampson. REF: 1110854





**Green, Little Woolgarston Farm**  
**Area: 22.58 ha (55.81 acres)**



Not to scale. For identification purposes only.



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