



Lenctenbury Farm, Soldiers Road, Wareham

Lenctenbury Farm is a well renowned 'pick your own' fruit farm situated in the heart of the Isle of Purbeck extending to approximately 7.23 acres (2.92 ha).
FOR SAE BY INFORMAL TENDER CLOSING 12 NOON on 23rd AUGUST 2024.

Guide Price £300,000

Freehold

Symonds
& Sampson

ESTABLISHED 1858

Lenctenbury Farm, Soldiers Road, Wareham, Dorset, BH20 5DU

- Successful pick your own fruit and produce farm
 - Extending to 7.23 acres land and outbuildings
- Situated within the heart of the Isle of Purbeck between Wareham and Corfe Castle
- Good road network provision directly from the site
 - Extensive network of footpaths and bridleways accessible nearby
 - Profitable existing business
- Potential for alternative uses, subject to the necessary planning consents
- Existing equipment can be sold with the farm, please enquire for more information.
- For sale by Informal Tender, closing 12noon on 23rd August, 2024.

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





Lenctenbury Farm

For Sale by Informal Tender, requesting sealed bids by 12noon on 23rd August, 2024.

Lenctenbury Farm extends to approximately 7.23 acres (2.92 ha) of level lying land and buildings. The land is well maintained and is seasonally used to grow blueberries, gooseberries, blackcurrants, redcurrants, raspberries in pots, strawberries on elevated steel frames, pumpkins, historically asparagus and many more crops. All plants benefit from an extensive hydroponic irrigation system that uses water from the stream on the west boundary.

Although the site is currently a successful 'pick your own' fruit farm, we consider that there is also scope to explore other uses on the land, and that conversion back to grass would be relatively simple.

Along the east boundary, there are timber clad buildings used to support the 'pick your own' fruit farm however they would also lend

themselves to a variety of other uses, subject to any necessary planning permissions. A timber frame field shelter is located along the west boundary next to a paddock which is currently used to graze horses.

There is an extensive network of bridleways and footpaths accessible near to the land which offer horse riding, walking and cycling opportunities across the Isle of Purbeck.

Situation

Lenctenbury Farm is situated opposite the Half Way Inn on the A351, accessed via Soldiers Road. The A351 is a busy thoroughfare which has proven to be an excellent means of attracting passing traffic to support the site, enabling it to be so popular and successful. Situated between Wareham and Corfe Castle, the site is ideally located and accessible for local residents and tourist traffic.

Services

The land benefits from metered mains water, mains electricity and private septic tank drainage.

Local Authority

Dorset Council
Tel: 01305 251010

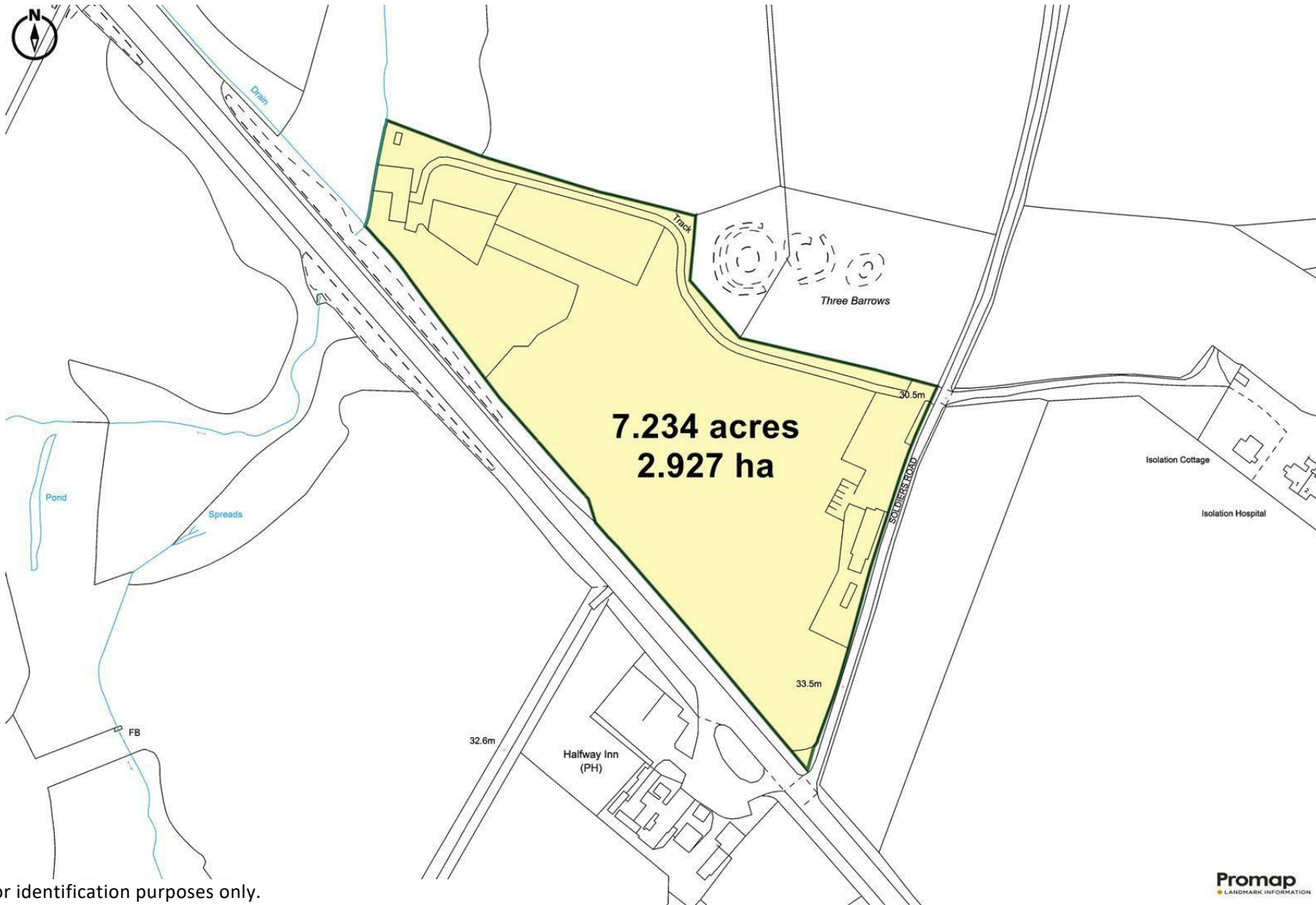
Designations

Lenctenbury Farm is situated within the Dorset National Landscape (formally Area of Outstanding Natural Beauty), Purbeck Heritage Coast, within 400m of the Stoborough & Creech Heaths Site of Special Scientific Interest.

Directions

Lenctenbury Farm is situated north of the A351 from Wareham to Corfe Castle: take the exit for Soldiers Road which is on your left hand side, opposite the Half Way Inn Public House. Lenctenbury Farm will be the first exit on the left.

What3Words///precluded.mint.photocopy



Not to scale. For identification purposes only.

Promap
LANDMARK INFORMATION

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Symonds & Sampson

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