



**Land North of Charminster, Drakes Lane, Charminster, Dorchester, Dorset, DT2 9GA**

40.45 acres (16.37 hectares) of level to gently sloping productive arable and pasture land situated in a strategic position.

**Guide Price: £400,000**

**Freehold**

**Symonds  
& Sampson**



# Land North of Charminster

Charminster, Dorset, DT2 9GA

For sale by Formal Tender  
as a whole with a deadline of 12 noon on  
Monday 10<sup>th</sup> June 2024

Guide price - £400,000

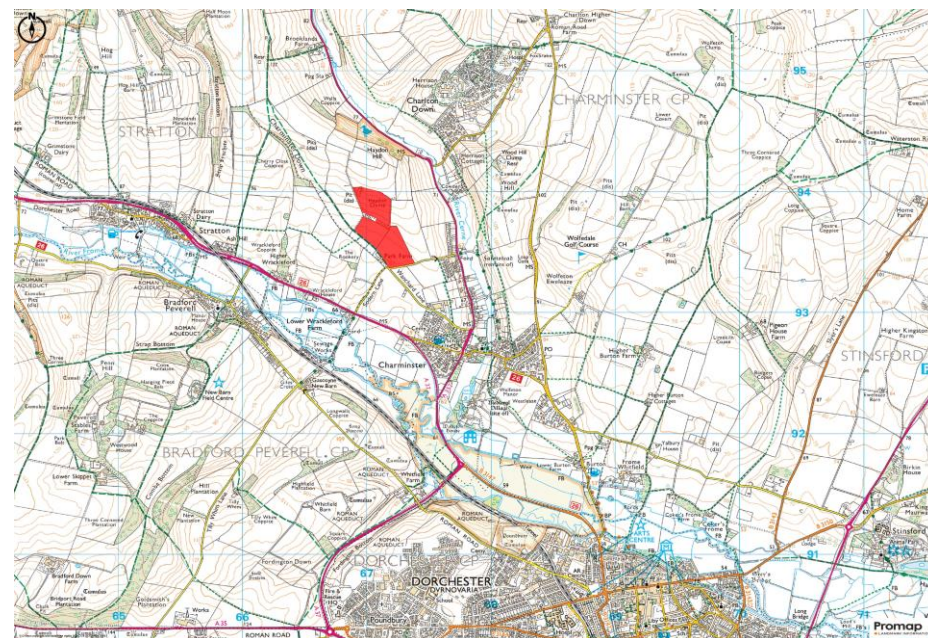
- Productive level to gently sloping arable and pasture land
- Strategic position to the north of Charminster
- Direct access to public highway and close to A37
- Panoramic views of the surrounding countryside

40.45 acres (16.37 hectares)

Viewing strictly by prior appointment with the sole agents:  
Symonds & Sampson Burraton office on 01305 236237







### The Property

An attractive block of level to gently sloping productive arable and pasture land. The land is classified as Grade 3 on the Agricultural Land Classification Map, with free draining lime – rich soils over chalk. The arable land has been cropped with a rotation of arable crops in recent years, but is currently in temporary grass. Part of the property has been farmed organically. The land comprises of three parcels extending to 40.45 acres (16.37 hectares) in total. To the north of the land is an attractive small area of copse.

The land is close to the northwest fringe of the village of Charminster in a strategic position that may be of interest to investors and developers.

### Situation

The village of Charminster is well served by a popular first school, two public houses, a village shop/post office, a parish church and is close to a new village hall. Nearby is the County Town of Dorchester (1.5 miles) and the Duchy settlement of Poundbury (2.5 miles).

This area is well positioned with transport links with the

A35 to the west and the A31/M27 to the east and a mainline railway station at Dorchester. The town provides a wide range of facilities and is well served by independent and public schools.

The land boasts far reaching panoramic views of the surrounding countryside.

### Directions

From the centre of Dorchester (Top o' town roundabout), take the B3147 north towards Charminster and the A37. Proceed on the A37 towards Yeovil and Maiden Newton and take the right hand turning after 1 mile on to Sodern Lane. Continue along the lane, as it bears right-handed, the gate is on the left at the junction with Drakes Lane.

### Services

Mains water is connected to the property. A third party reserves the right to cross the property and connect to the water pipe at the position marked "C" on the sale plan. Any costs in connection with this will be borne by the third party.

### Agricultural Schemes

The land is entered into an Environmental Stewardship

Agreement. Further details from the selling agents. The land is registered with the RPA and the land will be transferred on completion. Any delinked payments will be retained by the tenants.

### Fencing

The purchaser will erect a stock proof boundary fence between the points marked A and B on the sale plan, within two months of completion. This to be of tanalised timber posts, stock netting and two strands of barbed wire.

### Designations

The property is within a Nitrate Vulnerable Zone.

The property is outside of Dorset's National Landscape (formally known as AONB).

### Rights of Way

There are no public rights of way over the land.

### Tenure & Possession

Freehold with vacant possession upon completion of purchase. Please note that completion will be no earlier than 31<sup>st</sup> October 2024, in order to allow for the current tenancies on the land to terminate.

## Overage

Part of the property (shown on the sale plan hatched), will be sold subject to an overage provision on future development. This will exclude agricultural, horticultural and equestrian development. The overage will be effective for a period of 40 years from the date of completion at 25% of any increase in value on grant of planning permission. Further details in the Legal and Information Pack.

## Local Authority

Dorset Council - Tel. 01305 221000  
www.dorsetcouncil.gov.uk

## Solicitors

Katharine Jones, Humphries Kirk, 40 High West Street, Dorchester, DT1 1UR

## Method of Sale & Agents Notes

The land is for sale by Formal Tender as a whole. Tenders are invited to be submitted on the attached Tender form and returned to our Poundbury Burraton House office by 12 noon on Monday 10<sup>th</sup> June 2024.

Purchasers should note that the land is subject to a pre-emption right to purchase in favour of a third party. Following the Tender deadline the vendors reserve the right for a period of up to 8 weeks to accept any Tender that has been submitted. Further details available from the selling agent.

## Legal & Information Pack

A full legal and information pack is available to all prospective purchasers. It is advised that all parties seek independent legal advice and read the pack. Access is available to this from the selling agents and solicitors.

## What3Words

///dressing.magpie.deeds

## Access

Access to the property is directly off the public highway at the point marked "D" on the Sale Plan.

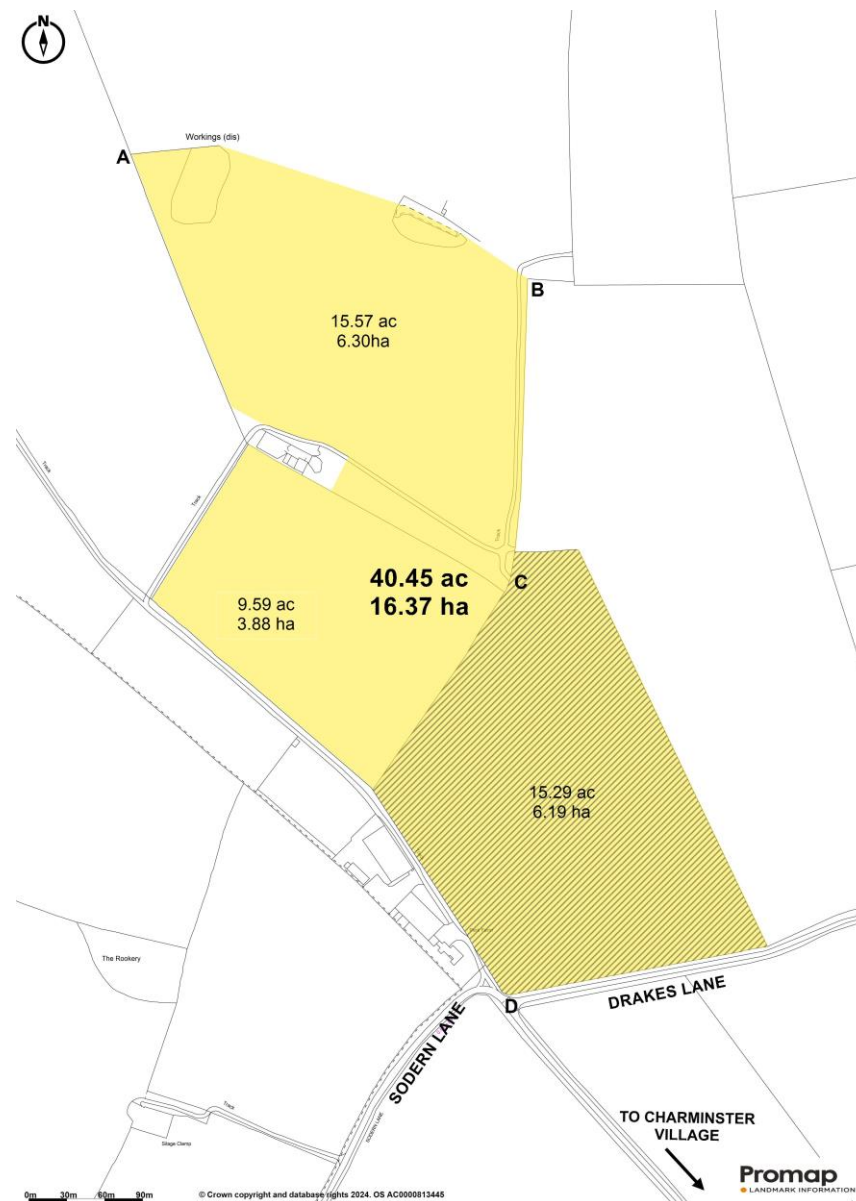
## Viewing

Viewing by prior appointment with sole agents on 01305 236237. Please note livestock are present.

## Photos

Please note that photos were taken in June 2018.

WW 02/05/2024



01305 236237

Symonds & Sampson LLP  
Burraton House, 5 Burraton Square, Poundbury, Dorchester, Dorset, DT1 3GR

burraton@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.

**Symonds  
& Sampson**

SURVEYS

VALUATIONS

PLANNING

LETTINGS





**FORMAL TENDER CONDITIONS**  
**Land North of Charminster, Drakes Lane, Charminster, Dorchester, Dorset, DT2 9GA**  
**("the Property")**

**SUBJECT TO CONTRACT**

Tenders are to be received, in writing, on this form no later than  
**12 NOON ON MONDAY 10<sup>TH</sup> JUNE 2024**

**Symonds & Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, Dorset, DT1 3GR**  
**Ref: WW/OC Email: wwallis@symondsandsampson.co.uk**

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

1. Any person wishing to purchase the Property must complete and sign the Formal Tender Form attached and return it together with the signed Contract, these printed conditions and a 10% deposit 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 and the Tender Pack.
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 "LAND NORTH OF CHARMINSTER" in the left hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% 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.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. The date of the Contract will be determined by the expiry of the pre-emption right, which could be up to 8 weeks following the 10<sup>th</sup> June 2024 deadline for submission of tenders.
10. 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 read the legal and information pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
  - (d) that the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful.

NB. Tenders are submitted subject to these Formal Tender Conditions and the conditions in the Contract contained in the legal and information Pack. Should your offer be accepted, contracts will be exchanged and the successful tenderer will be bound by these Formal Tender Conditions and the conditions in the Contract. **We strongly recommend you instruct a solicitor to inspect the pack on your behalf before submitting a tender.**



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**FORMAL TENDER FORM**

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12 NOON ON MONDAY 10<sup>TH</sup> JUNE 2024**

**Symonds & Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, Dorset, DT1 3GR  
Ref: WW/OC Email: wwallis@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 Monday 10<sup>th</sup> June 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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