



## **Land at Droop, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS**

A unique opportunity to acquire 13.20 acres (5.34 hectares) of pastureland located on the edge of Hazelbury Bryan village. For Sale by Informal Tender in two lots.

### **Guide Prices:**

**Lot A - £165,000**

**Lot B - £55,000**

*Freehold*

**Symonds  
& Sampson**

## Land at Droop, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS

- Strategic edge of village location
  - Productive pastureland
  - Direct road access
- For sale by Informal Tender, offers close Noon 17<sup>th</sup> July 2024

### The Land

A unique opportunity to acquire 13.20 acres (5.34 hectares) of productive pastureland located on the edge of Hazelbury Bryan village. The land has recently been utilised for grazing and mowing purposes and is enclosed by mature hedges.

Lot A – 10.75 acres (4.35 hectares) of gently sloping to level pastureland.

Lot B – 2.45 acres (0.99 hectares) of level pastureland.

### Directions

From Sturminster Newton travel 5 miles south to Hazelbury Bryan. 100 meters before the Antelope Inn turn left down Pidney Hill, follow along the lane for approximately 900 meters. Access to Lot A is directly opposite the school on the right-hand side. For Lot B carry along the lane, taking the next right turn onto Churchfoot Lane, the access to the property is on the right-hand side after 300 meters, indicated by the Symonds & Sampson "For Sale" board.

### Services

Mains water is available to both lots. The purchaser of Lot B will be required to install a sub meter and any other works needed to install this connection.

### Designations

The land is NOT located in a Nitrate Vulnerable Zone or Dorset's National Landscape (formally AONB).

### Rights of Way

A public footpath crosses Lot A.

### Tenure

Vacant possession upon completion.

### Overage

The property will be sold subject to an overage provision on any residential or commercial development. The overage will be effective for a period of 25 years from the date of completion at 25% of any increase in value on grant of planning permission. Please note that any agricultural and equestrian buildings/use will be excluded from this provision.

### Mobile Coverage

You are likely to have mobile phone coverage at this property with EE, Three, O2, Vodafone networks (Ofcom.org.uk).

### Broadband

None.

### Stewardship

The land is currently not entered into any Environmental or Countryside Stewardship agreements.

### Agents Notes

The purchaser of Lot A will be required to erect a stock proof boundary fence between points A and B on the sale plan, within three months of completion.

### Method of Sale

The land is for sale by Informal Tender. Offers must be submitted on the Tender Form available from the agents and received at the agent's office by noon on 17th July 2024.

### Local Authority

Dorset Council 01305 221000  
www.dorsetcouncil.gov.uk

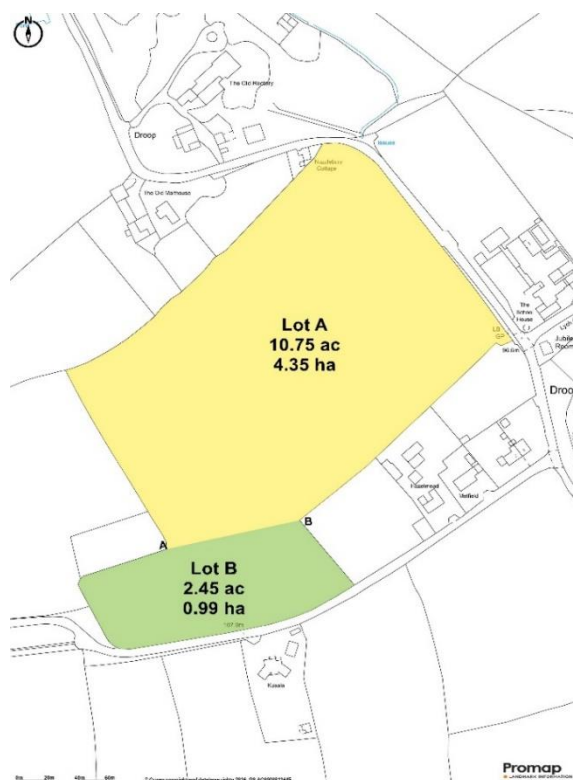
### What3Words

Lot A - ///flushes.skills.intruded  
Lot B - ///tightrope.episode.defeat

### Viewing

Viewing during daylight hours with a set of these particulars in hand having first informed the agents: Symonds & Sampson Burraton office on 01305 236237.

WW 03/06/2024



01305 236237

Symonds & Sampson LLP  
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# INFORMAL TENDER FORM

To be submitted by **NOON, WEDNESDAY 17<sup>TH</sup> JULY 2024** to  
FAO Will Wallis, Symonds & Sampson LLP, Burraton House, 5 Burraton  
Square, Poundbury, Dorchester, Dorset, DT1 3GR



## Land at Droop, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS

**Terms:**

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. 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.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the inclusion of any fixtures or fittings, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words "Land at Droop" - Informal Tender Offer" or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract following acceptance of an offer.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor does not commit to accept the highest or any offer.

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

I/We.....

of:.....

Telephone: ..... Email:.....

Hereby submit for **LOT A – LAND AT DROOP, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

Hereby submit for **LOT B - LAND AT DROOP, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....



Hereby submit for **LOTS A + B (THE WHOLE) – LAND AT DROOP, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2DS** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:..... Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:.....

b. My/our solicitors are: .....

c. Anticipated timescale : .....

d. If your offer is subject to sale please provide further information, including your selling agent's details, any other relevant comments -

.....

.....

Dated: ..... Signed: .....