



Land at West Milton, Melplash, Dorset, DT6 3TN

43.09 acres (17.44 hectares) of pastureland with significant conservation value and outstanding far-reaching views for sale in two lots – Lot A of 33.80 acres + Lot B – 9.29 acres

FOR SALE BY INFORMAL TENDER IN TWO LOTS

Guide Prices:

Lot A – £275,000

Lot B - £100,000

Freehold

**Symonds
& Sampson**

Land at West Milton

Bridport, Dorset, DT6 3TN

**FOR SALE BY INFORMAL TENDER
WITH THE DEADLINE OF 12 NOON,
THU 1st AUGUST 2024**

Lot A – 33.80 acres (13.68 hectares) of gently sloping to sloping pastureland

Lot B – 9.29 acres (3.76 hectares) of level to sloping pastureland, with small agricultural building

- An opportunity to acquire both sides of a striking valley in the Dorset National Landscape
- Outstanding far-reaching views over the surrounding countryside and the sea
- Mostly low input grassland of high conservation value and significant sporting appeal

Viewing during daylight hours with particulars in hand,
having first informed the agents:
Symonds & Sampson Burraton office on 01305 236237





The Property

A conveniently sized block comprising 43.09 acres (17.44 ha) of permanent pasture with three points of access from the highway. The land is extremely attractive, boasting stunning views across Dorset's undulating countryside all the way to the Jurassic coastline. The pastureland is currently utilised for livestock grazing but may also appeal to purchasers wishing to plant trees and would be suitable for a variety of uses (STPP).

Lot A – Two parcels of sloping pastureland either side of the valley extending to 33.80 acres.

Lot B – A single parcel of sloping to level pastureland extending to 9.29 acres, including a small agricultural building and "lean-to".

Situation

The property enjoys a rural position and benefits from far reaching views over the surrounding countryside, with Lot A providing a sea view.

The property is located just north of the picturesque village of West Milton in the heart of Dorset's Natural Landscape. 4.2 miles to the south lies the town of Bridport with the coast at Burton Bradstock being a further 2 miles. Crewkerne and Dorchester are 12.2 and 14.1 miles away respectively, both towns offering a range of amenities, facilities and mainline railway stations.

Directions

From Dorchester, take the A35 West, at Monkeys Jump roundabout take the 2nd exit to stay on the A35, continue on the A35 to Bridport. After 10 miles, turn left onto New road signposted Uploders, follow the road right into the village then at the T junction turn left. After 0.7 miles turn right onto Smishops Lane (opposite the primary school), after 0.4 miles turn left onto Waddon Way. Continue on this road until the village of West Milton;

For Lot A – continue on the road when entering West Milton bearing left-handed, then, after the last house on your right,

turn right on to Ridgeback lane. The access will be on the right after 0.7 miles and another 0.2 miles further.

For Lot B – when entering West Milton from the south, turn right onto Ruscombe lane, continue along the road for 0.4 miles, the entrance to the property is between two buildings.

Services

We understand that no services are connected to either lot although natural water is available in Lot 1.

Access

Lot A - Direct from the public highway from Ridgeback Lane
Lot B - Direct from the public highway from Ruscombe Lane

Agricultural Schemes

The land is not entered into any Environmental or Countryside Stewardship Agreement. The Basic Payment Scheme entitlements are not included in the sale. Delinked BPS payments will be retained by the vendors.

Agents Notes

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

Sporting Rights

Sporting rights are in hand and included in the sale. The property offers significant sporting appeal due to the location and topography, including a transient population of fallow and roe deer.

Designations

The land is located within Dorset's National Landscape (formerly Area of Outstanding Natural Beauty or AONB).

Rights of Way

There are no public rights of way crossing the land.

Tenure & Possession

Freehold with vacant possession on completion.

Local Authority

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

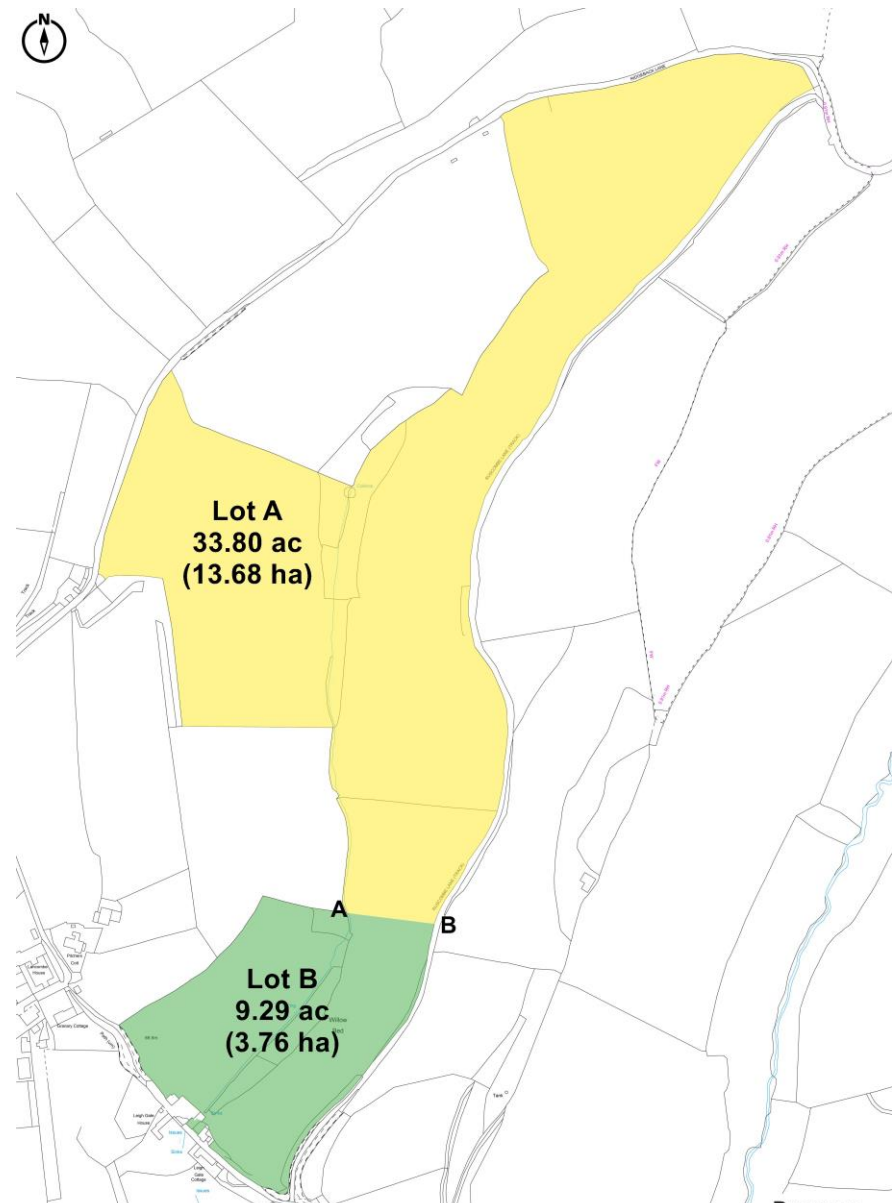
Method of Sale

The property is for sale by Informal Tender in two lots. Tenders are invited to be submitted on the attached tender form and returned to our Poundbury Burraton House office by **12 NOON, THURSDAY 1ST AUGUST 2024**

What3Words

Lot A - ///dares.basically.vets
Lot B - ///forgiven.neatly.former

GW 18/06/2024



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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.



INFORMAL TENDER FORM

To be submitted by **NOON, THURSDAY 1st AUGUST 2024** to
FAO George Whittaker, Symonds & Sampson LLP, Burraton House, 5 Burraton
Square, Poundbury, Dorchester, Dorset, DT1 3GR



Land at West Milton, Melplash, Dorset, DT6 3TN

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 West Milton - 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 WEST MILTON, Melplash, Dorset, DT6 3TN** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words

Hereby submit for **LOT B - LAND AT WEST MILTON, Melplash, Dorset, DT6 3TN** 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 WEST MILTON, Melplash, Dorset, DT6 3TN** 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 -

.....

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Dated: Signed: