



## Land at Wood Lane, South Perrott, Beaminster, Dorset, DT8 3HU

125.09 acres (50.62 hectares) of extremely attractive, productive grassland on the Dorset-Somerset border, for sale in two lots – 92.02 acres (37.24 hectares) + Lot B – 33.07 acres (13.38 hectares)

**FOR SALE BY FORMAL TENDER, DEADLINE - NOON, THURSDAY 10<sup>th</sup> OCTOBER 2024**

**Guide Prices:**

**Lot A - £895,000**

**Lot B - £330,000**

Freehold

**Symonds  
& Sampson**



# Land at Wood Lane

South Perrott, Beaminster, Dorset, DT8 3HU

## For sale by Formal Tender

In two lots or as a whole with a deadline of Noon on Thursday 10<sup>th</sup> October 2024

- Lot A – 92.02 acres (37.24 hectares)
- Lot B – 33.07 acres (13.38 hectares)
- Both lots level to gently sloping, productive grassland, both Agricultural Land Classification Grade 3
- Close to the village of South Perrott
  - High conservation appeal
- Both lots are the former Chedington Golf Course
- Includes mature ponds and partly within the Dorset National Landscape

Viewings in daylight hours with a set of particulars to hand having first informed the agent  
Symonds & Sampson Dorchester office on 01305 236237





(Lot A – Not to scale – for illustration & descriptive purposes only)



(Lot B – Not to scale – for illustration & descriptive purposes only)



### The Property

Two useful sized blocks of permanent pastureland extending to a total of 125.09 acres (50.62 ha). For sale by Formal Tender in two lots, or as a whole. Both lots are productive in agricultural terms but also offer conservation interest given the maturity of the grassland and extensive woodland bordering Lot A and a large pond in Lot B.

### Lot A

Extends to 92.02 acres (37.24 ha) of level to gently sloping pastureland with superb outstanding views, bordered by attractive woodland to the south. Both lots were formerly part of Chedington Golf Club and benefit from attractive views and a range of mature trees. Lot A also features a number of dispersed small ponds and groups of trees.

### Lot B

Extends to 33.07 acres (13.38 ha) of level to gently sloping pastureland with an established pond located centrally. This conveniently sized block would be a useful addition to an established farming enterprise but would be equally attractive to buyers with conservation interest.

### Situation

The land is situated on the eastern edge of the village of South Perrott with the town of Crewkerne just 3 miles away and the town of Beaminster approximately 5 miles away.

### Directions

For Lot A – Take Downclose Lane south from the village of North Perrott and continue for approximately ¾ of a mile. Bear right onto Wood Lane and over the railway bridge, the access to Lot A is found on the left. Lot A can also be accessed via Holt Lane to the South. See access for Lot B described below.

For Lot B - When heading southeast along the A356 (Misterton to South Perrott), go through the village of South Perrott and then travel approximately ¾ of a mile. Bear left onto Holt Lane (track), the access to Lot B is found on the left after approximately 10 metres, access for Lot A is found on the left after approximately 170 metres.

### What3words

Lot A:///breathed.inhaler.opposites  
Lot B:///consented.spring.spacing

### Services

There are no mains services connected, however, a connection to mains water over retained land is available subject to a Wessex Water connection fee and installation of a submeter

### Access

Access to Lot A is via Wood Lane to the north and via Holt Lane to the South. The public highway (Downclose Lane) ends approximately 900m north of the northern access. Access to Lot B is via Holt Lane to the South from the public highway (A356). Both Wood Lane and Holt Lane are unregistered, but a prescriptive right of way has established over both.

### Designations

A southern section of Lot A and all of Lot B lies within Dorset's National Landscape (formally AONB). None of the land is located within a Nitrate Vulnerable Zone.

### Tenure & Possession

Freehold with vacant possession on completion. There is no title present for the section highlighted yellow and hatched but the vendor will be proving a possessory title indemnity policy. Please see the legal pack.



## Rights of Way

Two footpaths cross Lot A whilst Lot B is free from public rights of way.

## Solicitors

Battens Solicitors, The Bank House, Sherborne, DT9 3BU. 01935 315565  
james.owen@battens.co.uk

## Basic Payment Scheme & Grants

No Basic Payment Scheme entitlements or delinked payments are included. The land is not subject to any Environmental or Countryside Stewardship or Sustainable Farming Incentive agreements.

## Local Authorities

Dorset Council – 01305 221000      Somerset Council - 0300 123 2224  
www.dorsetcouncil.gov      www.somerset.gov.uk

## Method of Sale

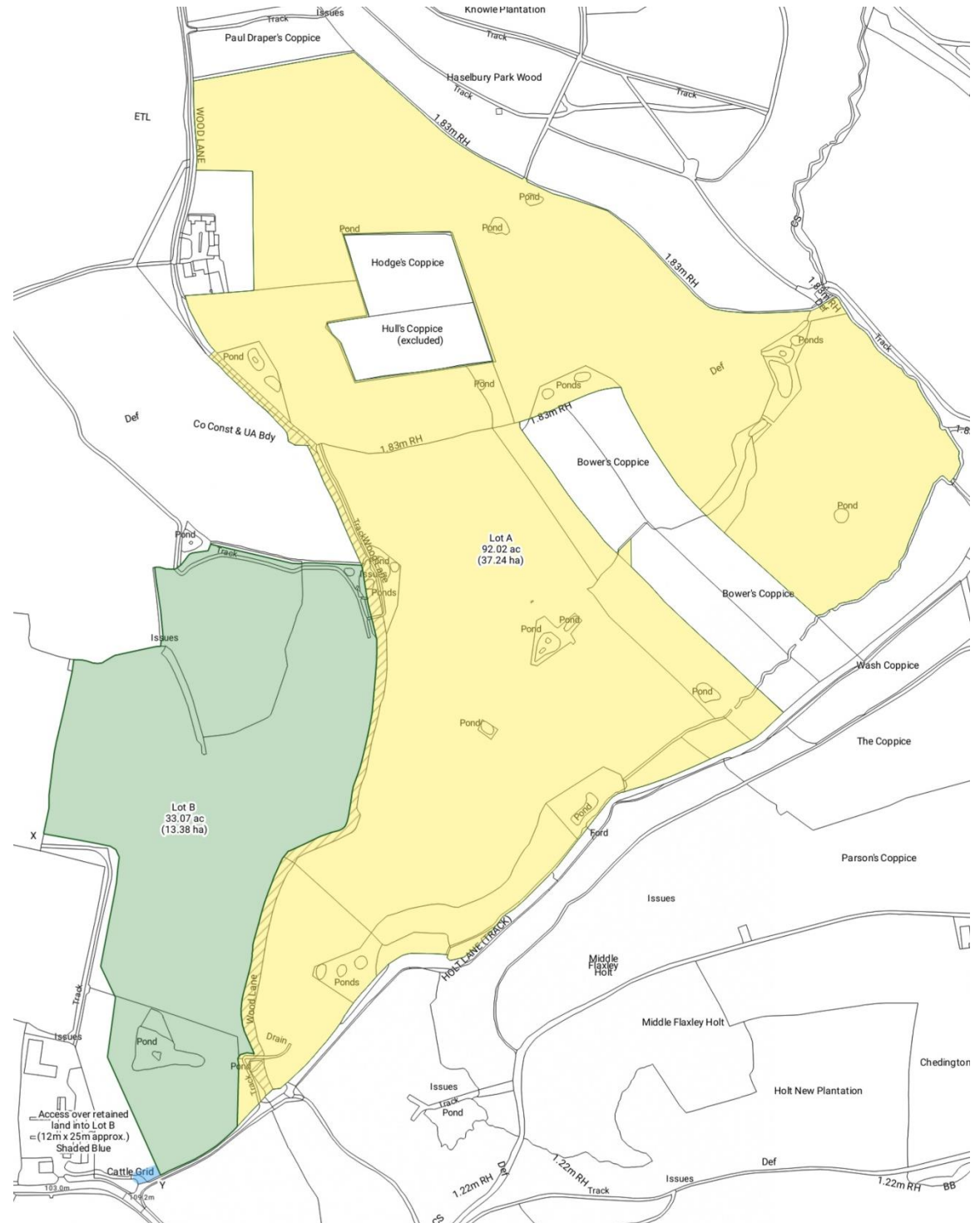
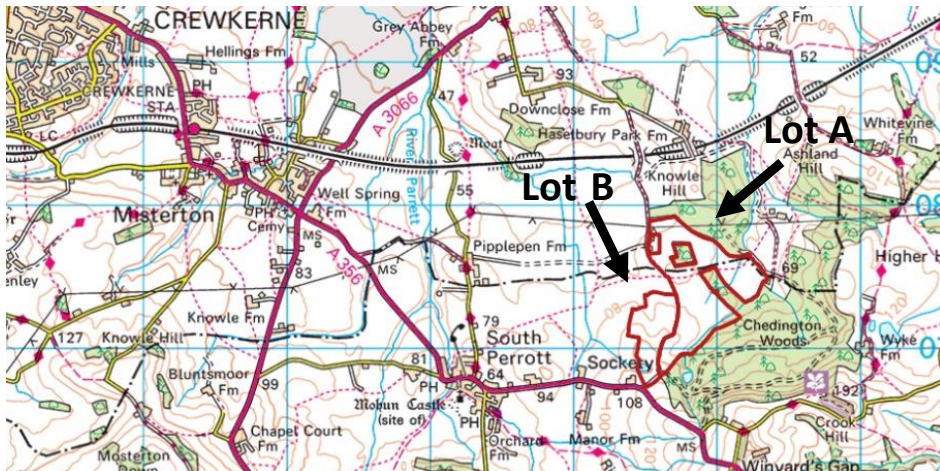
The land is for sale by Formal Tender, in two lots, or as a whole. Tenders are to be submitted on the attached tender form and returned to our Burraton House office by Noon on Thursday 10 October 2024 with completion set for Thursday 24 October 2024.

## Agents Note

A private right of access exists from the woodland to the north of Lot A to “Hodges Coppice” and “Hulls Coppice” located in the central northern section of Lot A marked “This Woodland Excluded” on the aerial photograph on the previous page. Contact the agent for more details. The buyer of Lot B will erect a stockproof fence along the south-western boundary (marked X- Y) within 6 weeks of completion.

## Tender Pack

A full tender pack is available for all prospective purchasers. It is advised that all parties seek independent legal advice and read the pack. Access to the pack is available from the Symonds & Sampson LLP Burraton House office.





(Lot B)



(Lot A)



01305 236237

Symonds & Sampson LLP

Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GP

[burraton@symondsandsampson.co.uk](mailto:burraton@symondsandsampson.co.uk)

[www.symondsandsampson.co.uk](http://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.









**FORMAL TENDER CONDITIONS**  
**Land at Wood Lane**  
**South Perrott, Beaminster, Dorset, DT8 3HU**  
**("the Property")**

**SUBJECT TO CONTRACT**

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

**Symonds & Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorset, DT1 3GR**  
**Ref: GW Email: gwhittaker@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 AT WOOD LANE" in the top 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. Completion date as per contract.
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 tender 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 Tender 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**  
**Land at Wood Lane**  
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**("the Property")**

**SUBJECT TO CONTRACT**  
**Tenders are to be received, in writing, on this form no later than**  
**12 NOON ON THURSDAY 10TH OCTOBER 2024**

**Symonds & Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorset, DT1 3GR**  
**Ref: GW Email: gwhittaker@symondsandsampson.co.uk**

I/We: \_\_\_\_\_

Of: \_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_

Hereby submit a Tender for "**LOT A**" of the property as described in our particulars and conditions of sale in the sum of:

£ \_\_\_\_\_ In words £ \_\_\_\_\_

Hereby submit a Tender for "**LOT B**" of the property as described in our particulars and conditions of sale in the sum of:

£ \_\_\_\_\_ In words £ \_\_\_\_\_

Hereby submit a Tender for "**THE WHOLE**" of 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: \_\_\_\_\_

(Cont.)



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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 Thursday 10<sup>th</sup> October 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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