

An aerial photograph of a vast, rolling green landscape under a bright blue sky with scattered white clouds. The terrain is divided into numerous fields of varying shades of green, some appearing to be crops like corn. A prominent feature in the middle ground is a long, narrow strip of land containing several small, rectangular, blue-roofed structures, possibly greenhouses or covered walkways. The background shows a distant horizon with more fields and a few small buildings.

Symonds
& Sampson

Cruxton Manor Farm

Maiden Newton, Dorchester, Dorset

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Maiden Newton, Dorchester,
Dorset, DT2 0EB

An attractive livestock/arable farm set in a beautiful part of West Dorset with steep sided valleys that support a well established and reputable sporting shoot.

The property includes a farmhouse, range of agricultural buildings, yard and land extending to 284.56 acres (115.16 hectares) or thereabouts.



 284.56 acres (115.16 ha)

- Cruxton Manor Farmhouse (AOC)
 - Range of farm buildings
- Productive level arable land and rolling chalk downland
 - Reputable established commercial shoot
 - Far reaching Dorset countryside views
 - Adjoining River Frome

Freehold

For Sale by Private Treaty
as a Whole or in up to Three Lot

Burraton House
01305 236237

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INTRODUCTION

Cruxton Manor Farm offers a rare opportunity to acquire a substantial livestock/arable farm with a modern farmhouse in a beautiful unspoilt part of West Dorset.

The vendors have run a successful commercial partridge and pheasant shoot from the property for many years, producing high quality birds and have earned a well respected reputation.

The sought after location of Cruxton within the rolling West Dorset countryside, surrounded by steep sided valleys and bordered by the River Frome, provides an attractive opportunity with further sporting and amenity appeal.

SITUATION

Cruxton Manor Farm is situated just less than 1 mile south of the village of Maiden Newton providing village shops, garage, doctor's surgery, fuel station, a public house and a primary school. The County Town of Dorchester, 9 miles to the south, provides an excellent range of retail, recreational and commercial facilities.

The A35 and A37 trunk roads and mainline stations at Dorchester provide good communication links.

The area is well served by independent and state schools including the Sherborne Schools, Leweston, Milton Abbey, Bryanston and Sunninghill Prep School.

LOT 1 - CRUXTON MANOR FARM

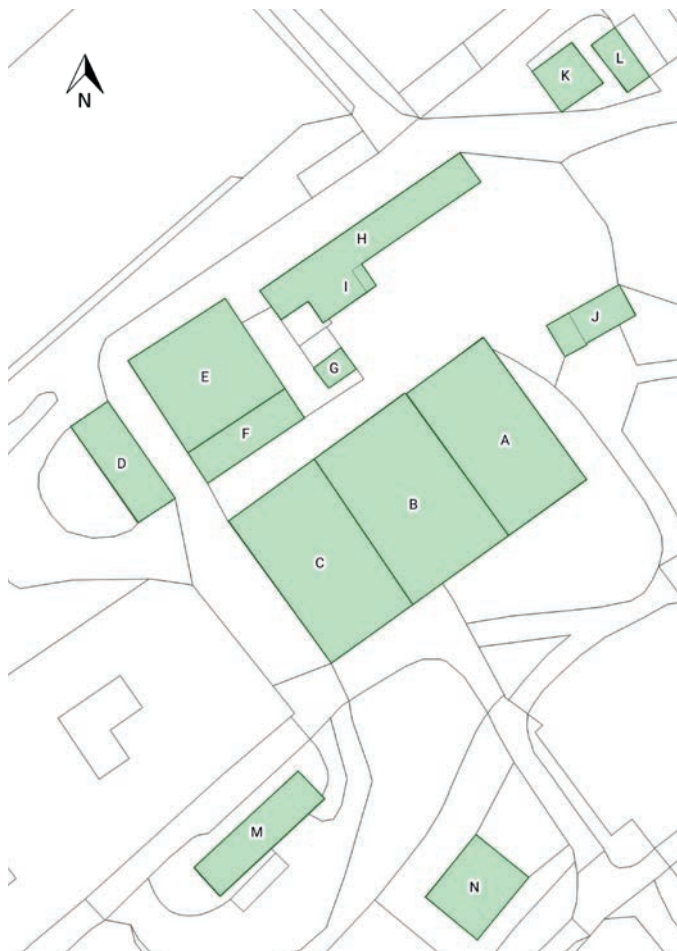
THE DWELLING

Cruxton Manor Farmhouse is a detached, four bedroom dwelling constructed in 2010. The accommodation is well laid out with kitchen, separate dining room, sitting room and good sized bedrooms. The house is well positioned close to the farm buildings and set within the valley and farmland. The farmhouse is subject to an Agricultural Occupancy Condition. More details are available from the selling agents.

Please see floorplan for accommodation and measurements.







THE FARM BUILDINGS

A useful and adaptable range of both traditional and modern farm buildings which are equally suited to arable or livestock enterprises, served by concrete yard areas.

The modern buildings are predominantly steel portal or concrete framed with concrete block and box profile or metal sheet cladding, fibre cement roofs and concrete or stone floors.

The older buildings are predominantly of concrete block construction under fibre cement/asbestos roofs and provide an opportunity for alternative uses (subject to obtaining the necessary consents).

The buildings extend to about 3259.88 sqm in all.

- A. Silage Barn** – 27.32m x 15.24m
- B. Covered Yard** – 27.43m x 11.58m, 27.43m x 7.01m
- C. Silage Barn** – 27.43m x 15.24m
- D. Storage Building** – 18.28m x 6.81m
- E. Covered Yard** – 16.89m x 17.99m
- F. Dutch Barn** – 18.28m x 6.09m
- G. Bull Pen** – 4.74m x 3.75m
- H. Dairy Building** – 35.96m x 4.57m
- I. Adjoining Dairy & Generator House** – 9.75m x 3.96m
- J. Storage Building** – 12.92m x 5.41m
- K. Storage Building** – 8.56m x 8.16m
- L. Nissen Hut** – 10.05m x 4.87m
- M. Storage Building** – 22.86m x 6.09m
- N. Storage Building** – 13.71m x 12.19m
- Silage Pit** – 27.43m x 13.10m
- Silage Pit** – 27.43m x 10.97m
- Straw Barn** – 6.30m x 13.3m (situated in OS parcel SY6096 0510)

THE LAND

Extends to a total area of 268.25 acres (108.56 hectares). The farmland is arranged in one ring fenced block on chalky soils with some clay in parts, but all being free draining and easily workable. Access to the land is good



with an internal network of farm tracks. A substantial valley runs through the centre of the farm with two smaller valleys nearby.

The arable land has traditionally been cropped with cereals in recent years and extends to approximately 140.79 acres (56.97 hectares), conveniently positioned each side of the central valley.

The permanent pasture with downland valleys has been grazed by livestock all year round and with woodland extends to approximately 123.23 acres (49.86 hectares). This includes some established parcels of mixed woodland dispersed over the holding, providing further amenity and sporting appeal.

LOT 2 - LAND ADJOINING GREENFORD LANE

Level to gentle sloping permanent pasture field totalling 13.42 acres (5.43 hectares). Access from the adjoining public highway with rights to connect to water available.

LOT 3 - PADDOCK AT CRUXTON LANE

An attractive pasture paddock extending to 2.89 acres (1.17 hectares) with access from a private trackway, and rights to connect to water available.



TENURE AND POSSESSION

The freehold interest of the property is offered with vacant possession upon completion.

Early entry will be permitted (if appropriate) for the purchasers to conduct tillages and sow spring crops at their risk and cost.

SERVICES

Private and mains water are connected to the dwelling and farm buildings. The property is also obliged to supply a neighbouring property.

All lots are currently served by a water supply. In the event of lots 2 and 3 being sold separately the purchasers will be required to install a meter and pay for any water consumed.

Single phase mains electricity to the farm buildings and dwelling.

Oil-fired central heating and private drainage system to dwelling.

Private underground LPG gas tanks and pipelines.





SPORTING

Cruxton Manor Farm is well known for its established and reputable shoot. All sporting rights to include deer stalking are included and run with the rest of the freehold, with the exception of the fishing rights on the River Frome. The shoot has been run in hand on a commercial basis and is highly regarded for offering high quality partridge and pheasants.

The shoot also operates over the adjoining farm with a total of 9 drives. Days have averaged 200 birds with 30-40 days per season, with the majority of bags being predominantly partridge. All birds are reared at Cruxton

with infrastructure to include underground gas to the rearing sheds.

Please note that the property adjoins the River Frome but fishing rights are not included. All further details of the sporting arrangements are available from the selling agents.

Racing at Taunton, Wincanton and Exeter. Golf at Bridport and West Dorset. Sailing on the coast at West Bay or Portland.

PLANNING

Cruxton Manor Farmhouse is subject to an Agricultural Occupancy Condition. It should also be noted that a

Section 106 currently ties Lot 1, Lot 3 and retained land together. An application has been submitted to Dorset Council for a variation of this tie. Further details available from the selling agents.

PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS

There are footpaths and bridleways crossing the property. Parcel number SY5995 5573 is Open Access Land, as defined by the Countryside Rights of Way Act 2000.

A right of access for all purposes will be retained over the trackway in Lot 1 as shown shaded blue on the sale plan. The user will pay a contribution towards the upkeep and maintenance of the surface.

BASIC PAYMENT SCHEME

The delinked payments will be retained by the vendors. The land is registered on the Rural Land Register.

ENVIRONMENTAL SCHEMES

The farm is entered into a Countryside Stewardship Agreement. Further details available from the selling agents.

INGOING VALUATION

If appropriate, the purchasers shall, in addition to the purchase price, be required to take over and pay for those items of tenant right including:

- Growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations, seeds, chemicals and fertilisers in accordance with CAAV costings, hay and straw at market value.
- All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc to be charged in accordance with CAAV costings.
- Tenant rights shall be paid for immediately once the valuation is agreed with the interest at 4% over Barclays Bank base rate for the time being at the date of valuation from completion to date of payment. Should the valuation not be agreed within four weeks

of completion, the matter shall be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above is excluded from the sale.

DESIGNATIONS

All of the farm lies within the Dorset National Landscape (previously Area of Outstanding Natural Beauty) and within a Nitrate Vulnerable Zone within part of the Poole Harbour catchment.

LOCAL AUTHORITY

Dorset Council, telephone number: 01305 221000 www.dorsetcouncil.gov.uk
Cruxton Manor Farmhouse council tax band H

AGENT'S NOTES

The mobile home is excluded from the sale. Planning consent has previously been applied for and refused on parts of the retained property for a solar development. Further information available from the selling agents.

FENCING

The vendors will erect a stock proof boundary fence between the points A-B on the sale plan within 6 months of completion.

METHOD OF SALE

The property is for sale as a whole or in 3 lots by Private Treaty.

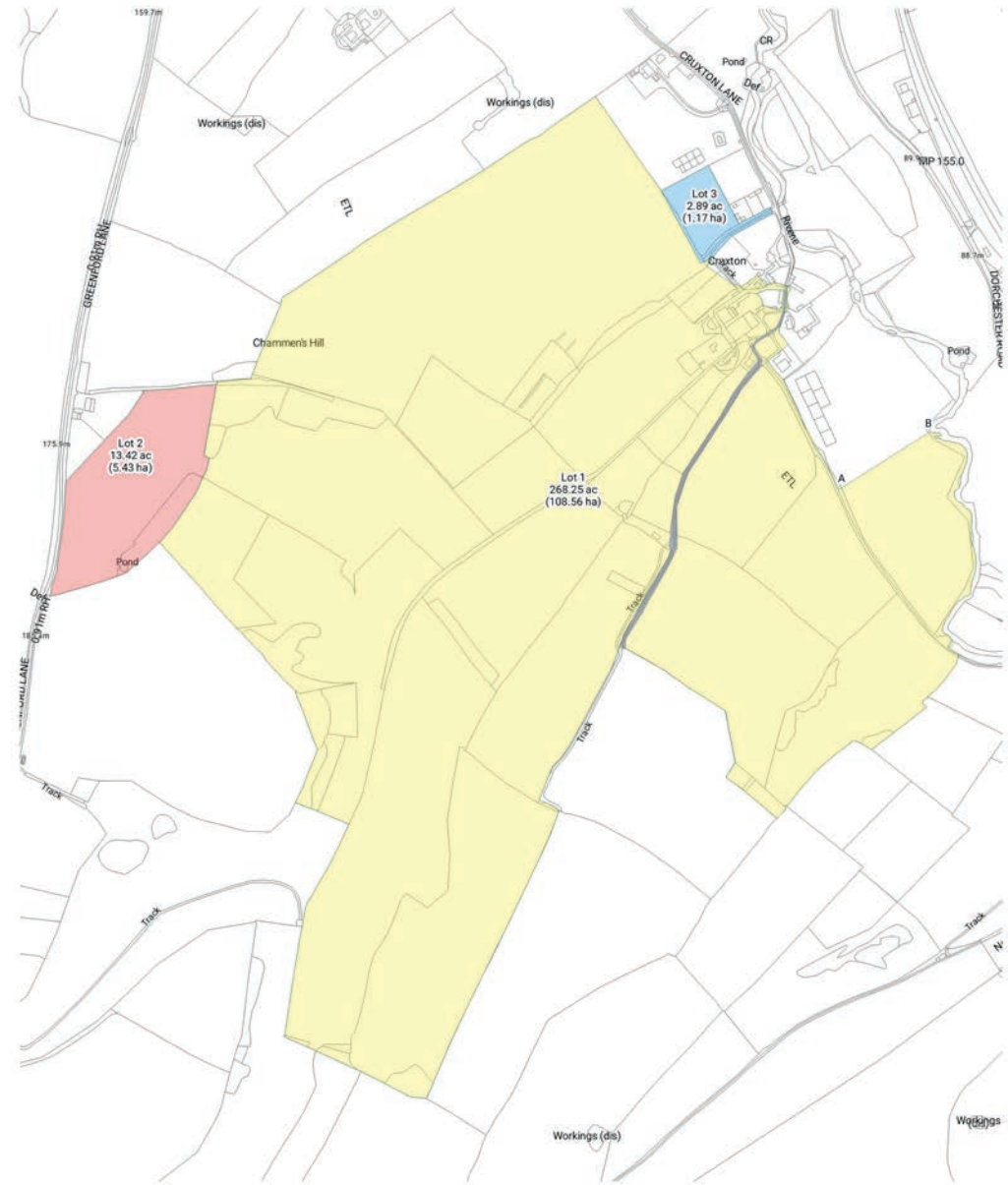
DIRECTIONS

From Dorchester, take the A37 towards Yeovil, after about four miles turn left onto the A356 (Crewkerne Road). Drive through the village of Maiden Newton, past the right turn to Chilfrome and take the left fork to Wynford Eagle, West Compton and Bridport. Go over the small bridge and take the first left to Frome Vauchurch and Cruxton. Cruxton Manor Farm lies at the end of a no through road.

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Will Wallis or George Whittaker on 01305 236237.

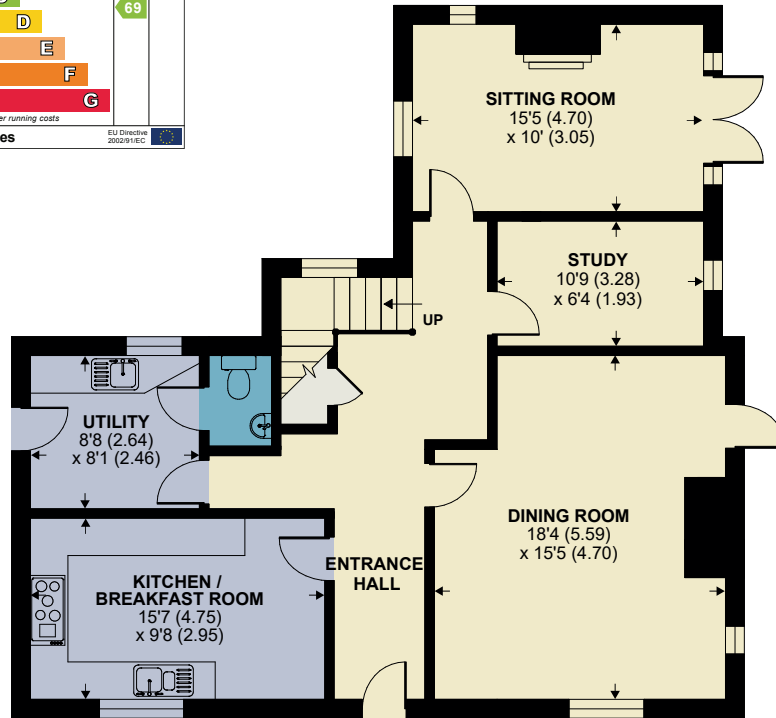
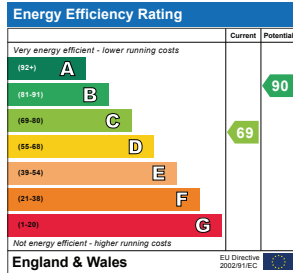
Photographs taken August 2024. Ref WW/GW.



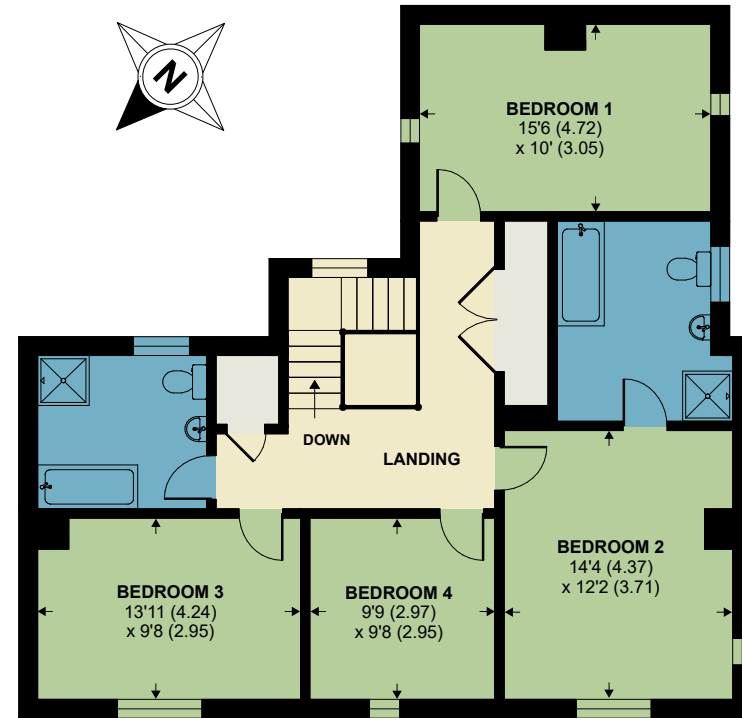
Cruxton Manor Farm, Cruxton, Dorchester

Approximate Area = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1177294



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

