



Land at Sandhills, Cattistock, Dorchester, Dorset DT2 0HQ

4.21 acres (1.70 hectares) of agricultural land in Sandhills, north of the popular village of Cattistock.



4.21 acre(s)

- 4.21 acres of agricultural land
- Close to the popular village of Cattistock
- Species rich permanent pasture
- Direct road access
- Quiet location
- For sale by Private Treaty as a whole

Guide Price **£100,000**

Freehold

THE LAND

4.21 acres (1.70 hectares) of agricultural land located on the edge of the village of Sandhills, Cattistock. Surrounded by mature trees and hedges with variable livestock fencing. The land is species rich and represents an opportunity to acquire a truly wild part of West Dorset. In addition, the land is incredibly private and not overlooked. The land features a useful concrete surfaced gateway from the road to the north leading to a livestock holding area.

ACCESS

Access is direct from the public highway to the north off West End (c road). No public rights of way cross the property.

DIRECTIONS

Upon leaving the village of Cattistock, travel north along West End. The entrance to the land is found approximately 300 metres on the left-hand side.

SERVICES

No mains services are connected, however, a water main passes under the northern section of the land. A water connection may be available subject to paying a connection fee.

DESIGNATIONS

The land is located in Dorset's National Landscape (formally AONB) and is also within a Nitrate Vulnerable Zone. It is located in Flood Zone 1 - lowest risk, less than 0.1% annual probability of flooding.

MINERAL AND SPORTING RIGHTS

The mineral rights and sporting rights (with the exception of hunting foxes) are included in the sale and run with the freehold. Please see Agents Notes.

AGENTS NOTES

A previous owner of the land reserved the exclusive right for her, or those authorised by her, to hunt foxes over the land. Hunting foxes with hounds was banned in 2003.

PLANNING

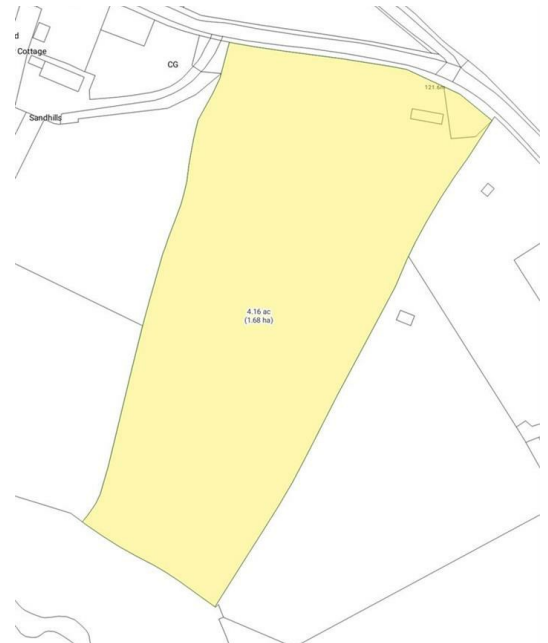
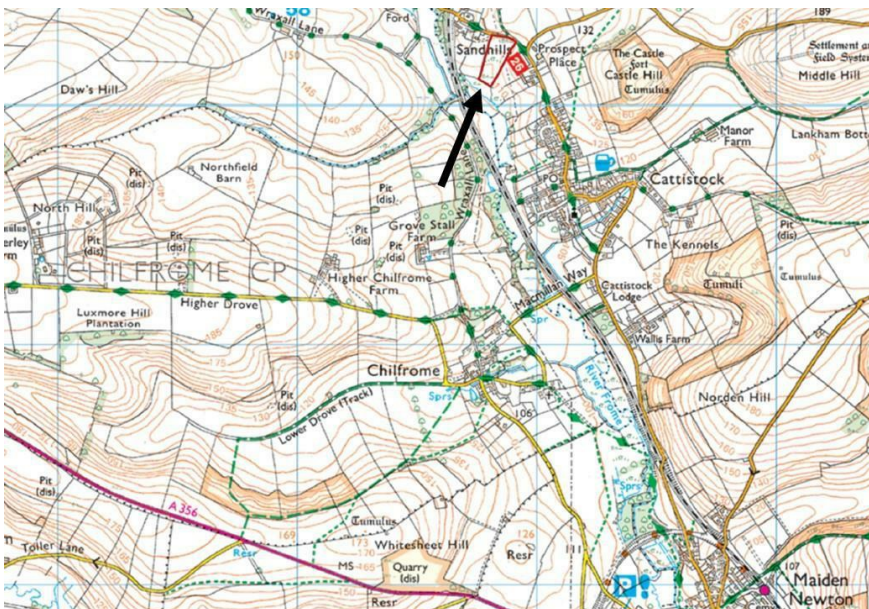
We understand the land was previously used to store a mobile home although this has subsequently been removed. A planning application (Ref: 1/E/01/001082) for "Change use of land from agricultural to land for the use of training horses. Site residential caravan and 4 No loose boxes with adjoining tack room" was refused in 2001.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Dorset Council 01305 221000
www.dorsetcouncil.gov.uk



Burraton/GJW/12.09.2024



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