



Symonds  
& Sampson

Lot 1

Lot 2

Lot 3

Land at Littlemoor  
Weymouth, DT3 5QX

# Land at Littlemoor

Weymouth  
DT3 5QZ

A total of 6.10 acres (2.47 ha) of amenity land for sale via informal tender. Offered in 3 separate lots, all in close proximity to existing residential development at Littlemoor, Weymouth.

- In close proximity to existing residential development
  - Conveniently near to shops and amenities
  - A short walk from Upwey train station
  - Suitable for alternative uses (STPP)
- Far reaching views to the north from Lots 1 & 2

Lot 1 - 4.30 acres (1.74 ha)  
Guide Price £30,000

Lot 2 - 1.44 acres (0.58 ha)  
Guide Price £20,000

Lot 3 - 0.36 acres (0.15 ha)  
Guide Price £10,000

Freehold

FOR SALE BY INFORMAL TENDER WITH THE DEADLINE  
OF 12 NOON, THURSDAY 26TH JUNE 2025

Dorchester Agricultural  
01305 236237  
[burraton@symondsandsampson.co.uk](mailto:burraton@symondsandsampson.co.uk)



## THE PROPERTY

A total of 6.10 acres (2.47 ha) of amenity land for sale via informal tender. Offered in 3 separate lots as follows -

Lot 1 - 4.30 acres (1.74 ha) of land south of Kestrel View: An open, level to sloping area of land facing north over Littlemoor towards Bincombe adjoining residential development to the north.

Lot 2 - 1.44 acres (0.58 ha) of land south of The Finches: A triangular parcel of land between residential development, the Weymouth Relief Road and the Weymouth to Dorchester train line.

Lot 3 - 0.36 acres (0.15 ha) of land southwest of Fieldfare Close: A level to gently sloping piece of land within Littlemoor, lying between Fieldfare Close, Kestrel View and Beverley Road.

## SITUATION

Situated to the south side of Littlemoor, Weymouth, the land sits in a desirable position within easy reach of local amenities. The surrounding area offers convenient access to shops, schools, medical services, and public transport, enhancing its appeal for a range of potential uses. Weymouth provides a comprehensive range of shops, a marina as well as cultural, recreational and further educational facilities. Mainline services from Weymouth to London Waterloo and Bristol Temple Meads.

## ACCESS

All lots are being sold subject to, and with the benefit of all rights, easements and similar matters contained within title no. DT102852.

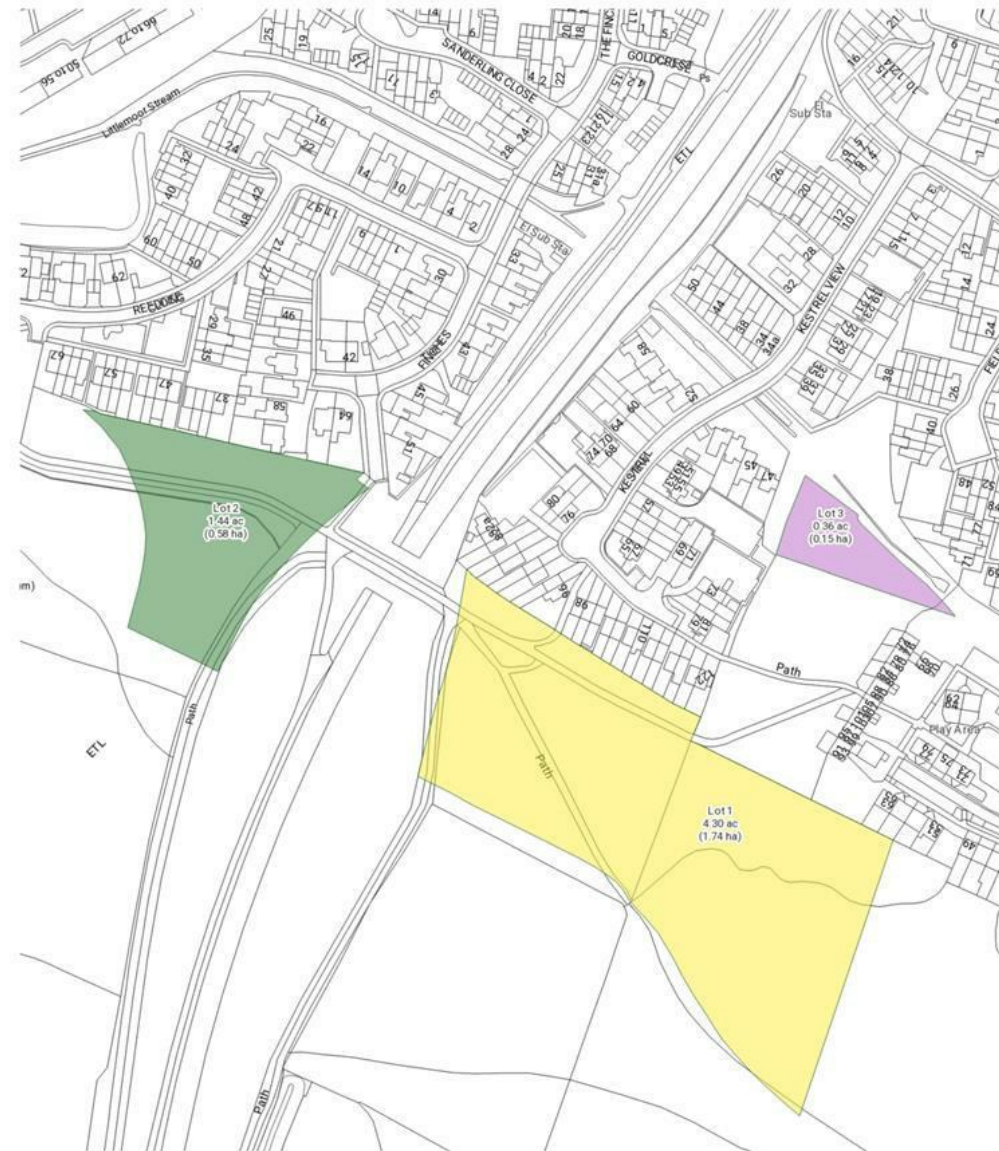
## SERVICES

Interested parties should make their own enquiries relating to the locality of services. All 3 lots are being sold without services connected.

## DESIGNATIONS

All of the land lies outside of the Dorset National Landscape (formerly AONB) and outside of the Upwey Conservation Area.

### Land at Littlemoor



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50 m  
Scale 1:2000 (at A4)



## PUBLIC RIGHTS OF WAY & PUBLIC ACCESS

A bridleway passes through Lot 1 and Lot 2.

## RURAL GRANT SCHEMES

None of the land is entered into any Environmental or Countryside Stewardship Agreements, nor any Sustainable Farming Incentive Agreements.

## PLANNING

Lot 3 lies within the Defined Development Boundary of Weymouth (Littlemoor Suburban Area) in the current local plan (adopted 2015). Lots 1 and 2 lie outside of that boundary.

## FLOOD RISK

All of Lots 1 and 2 lie within Flood Zone 1 - lowest risk, less than 0.1% annual probability of flooding. Lot 3 lies within Flood Zone 2 (medium risk) and Zone 3 (high risk).

## TENURE & POSSESSION

Freehold with vacant possession subject to and with the benefit of all rights and easements as more particularly set out in the registered title (title no. DT102852).

## WHAT3WORDS

Lot 1 - ///sport.unheated.calms  
Lot 2 - ///skidding.sloping.giggles  
Lot 3 - ///slider.sheepish.forklift

## LOCAL AUTHORITY

Dorset Council - 01305 221000  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## VIEWINGS

Viewing during daylight hours with the particulars to hand having first informed the agents: Symonds & Sampson, Burraton House Office: 01305 236237.

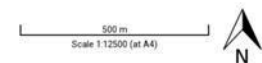
## METHOD OF SALE

For sale by Informal Tender. Offers to be submitted by noon, Thursday 26th June 2025, FAO George Whittaker, Symonds & Sampson LLP, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR

Land at Littlemoor



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(Boundaries marked are approximate - Not to scale – for illustration & descriptive purposes only – Taken facing South-Southwest)



Burraton/GJW/16th April 2025



01305 236237

burraton@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Burraton House, 5 Burraton Square,  
Dorchester, Dorset DT1 3GR



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

## INFORMAL TENDER FORM

To be submitted by **NOON, THURSDAY 26th JUNE 2025**

FAO George Whittaker, Symonds & Sampson LLP, Burraton House, 5 Burraton Square, Poundbury, Dorchester, Dorset, DT1 3GR



### Land at Littlemoor, Weymouth, Dorset

#### 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 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 Littlemoor - 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. 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 1 – LAND AT LITTLEMOOR, WEYMOUTH - 4.30 ACRES SOUTH OF KESTREL VIEW** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

Hereby submit for **LOT 2 – LAND AT LITTLEMOOR, WEYMOUTH – 1.44 ACRES SOUTH OF THE FINCHES** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

Hereby submit for **LOT 3 – LAND AT LITTLEMOOR, WEYMOUTH – 0.36 ACRES SOUTHWEST OF FIELDFARE CLOSE** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

Hereby submit for **LOTS 1, 2 & 3 – LAND AT LITTLEMOOR, WEYMOUTH – 6.10 ACRES IN TOTAL**, as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words .....

**If you would like to submit a single offer for a combination of two lots, please state your offer and identify the lots at section d below.**

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: .....