

An aerial photograph of a vast, green agricultural landscape. The foreground features a large, dark green field with a small pond and a cluster of trees. A dirt road winds through the fields. In the middle ground, there are several farm buildings, including a large barn and a smaller house. The background shows a patchwork of green fields, some with trees, and a distant view of the sea under a blue sky with scattered clouds.

Symonds
& Sampson

Lower Kingston Russell Farm

Long Bredy, Dorchester, Dorset





Lower Kingston Russell Farm

Long Bredy, Dorchester, Dorset, DT2 9HS

A versatile livestock and dairy holding set in the beautiful West Dorset countryside, including four residential properties, extensive range of agricultural buildings, well equipped dairy, 433 acres of productive pasture land and 30 acres of woodland.

484.35 acres (196.01 hectares)

- Ring-fenced commercial dairy farm in the heart of the Bride Valley
 - 5-bedroom principal farmhouse
 - Pair of semi-detached cottages
- 3 bedroom barn conversion (subject to AOC)
- Range of modern farm buildings and dairy parlour
 - Productive level and sloping pasture land
 - Far reaching Dorset views to the coast

Freehold

For sale by private treaty
as a whole or in up to three lots

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METHOD OF SALE

The land is for sale via private treaty as a whole or in three lots, summarised below:

LOT	DESCRIPTION	ACRES	HECTARES
1	Farmhouse, 1 & 2 Lower Kingston Russell Cottages, farm buildings & land	406.12	(164.35)
2	Red Brick Barn & pasture land	22.90	(9.27)
3	Pasture & woodland	55.33	(22.39)
Whole		484.35	(196.01)

Please see floorplan for accommodation and measurements.

INTRODUCTION

Commercial, livestock and dairy farms of this size and nature rarely come to the market in Dorset. Lower Kingston Russell Farm is a ring-fenced holding with flexible residential accommodation and a good range of adaptable farm buildings. The farm is fantastically located and provides an opportunity to operate a significant farming enterprise.

The current owners purchased the farm in 1998 and have since run the holding as a dairy farm, currently milking a herd of 400 cows. The residential properties comprise a well-proportioned farmhouse, a pair of cottages and a barn conversion.

The farmyard is at the heart of the holding and consists of a range of modern farm buildings and a parlour, surrounded by a total of approximately 484.35 acres (196.01 hectares).

SITUATION

Tucked away in the unspoilt Bride Valley, Lower Kingston Russell Farm enjoys an outstanding rural position in the heart of West Dorset's rolling countryside, just outside the village of Long Bredy. The farm is set amidst gently undulating pasture land with far-reaching views across its own farmland and along the Jurassic coastline.

Although in a tranquil and secluded setting, the farm is well-connected, lying just South of the A35. The County town of Dorchester is approximately 8 miles east, offering a wide range of amenities and direct rail links to London Waterloo. Further amenities are available at the popular market town of Bridport 7 miles to the west. The area is well served by independent and state schools including the Sherborne Schools, Leweston, Milton Abbey, Bryanston and Sunninghill Prep School.

The coast at East Bexington is 2 miles from the farm and the World Heritage Site Jurassic Coast offers excellent opportunities for walking, fishing and swimming. There are a number of well-regarded local seafood restaurants such as the Hive Beach Café along the coast.



LOT 1 – LOWER KINGSTON RUSSELL FARM

The Farmhouse

The five bedroom farmhouse provides spacious accommodation over three floors, boasting beautiful gardens that overlook the farmland and surrounding valley.

The ground floor provides a generously sized sitting room, dining room, study and conservatory, attractive spaces for family living and entertaining. The kitchen is equipped with a large 'AGA' range cooker and space for everyday dining. The first floor has 5 bedrooms, a family bathroom and an

ensuite. The second floor provides two attic rooms.

Front and rear gardens are good sized and well kept. The conservatory overlooks the farmland to the south, providing glorious views over the rolling countryside.

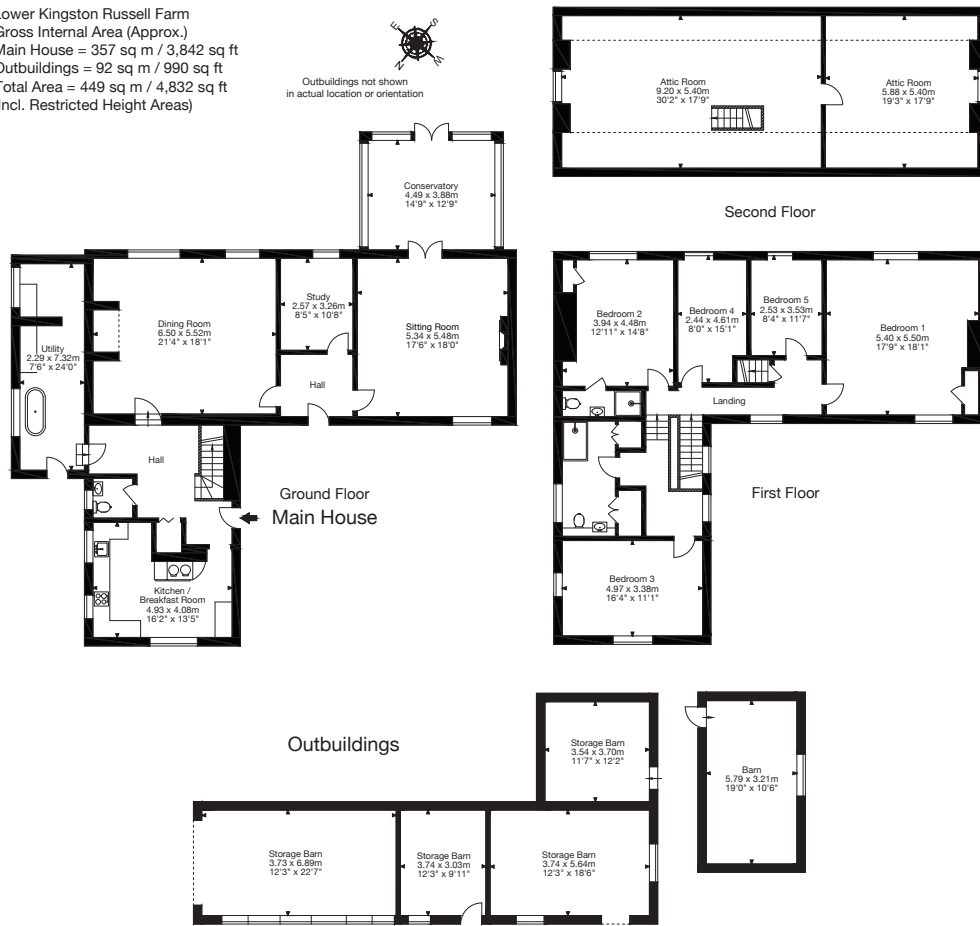
A stone barn in the confines of the front garden provides useful storage.

1 & 2 Lower Kingston Russell Cottages

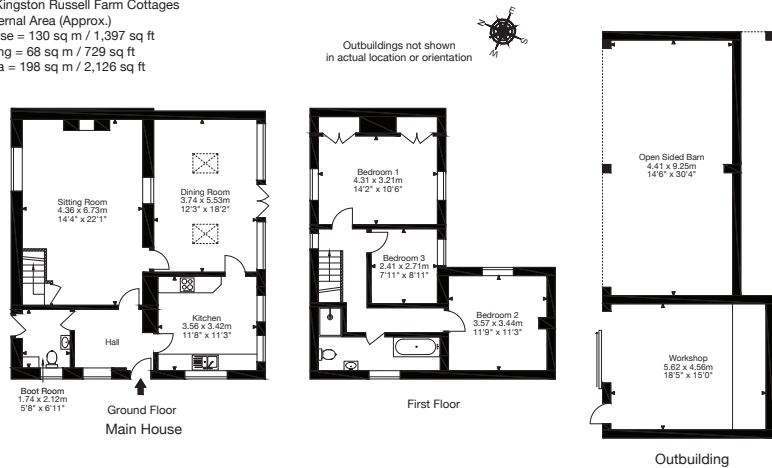
A pair of attractive semi-detached Grade II listed cottages of brick, stone and slate construction with rendered block extensions to the rear, private gardens and ample parking.

Both cottages have generously sized living accommodation and 3 bedrooms. The cottages offer further accommodation for staff, extended family or holiday lets.

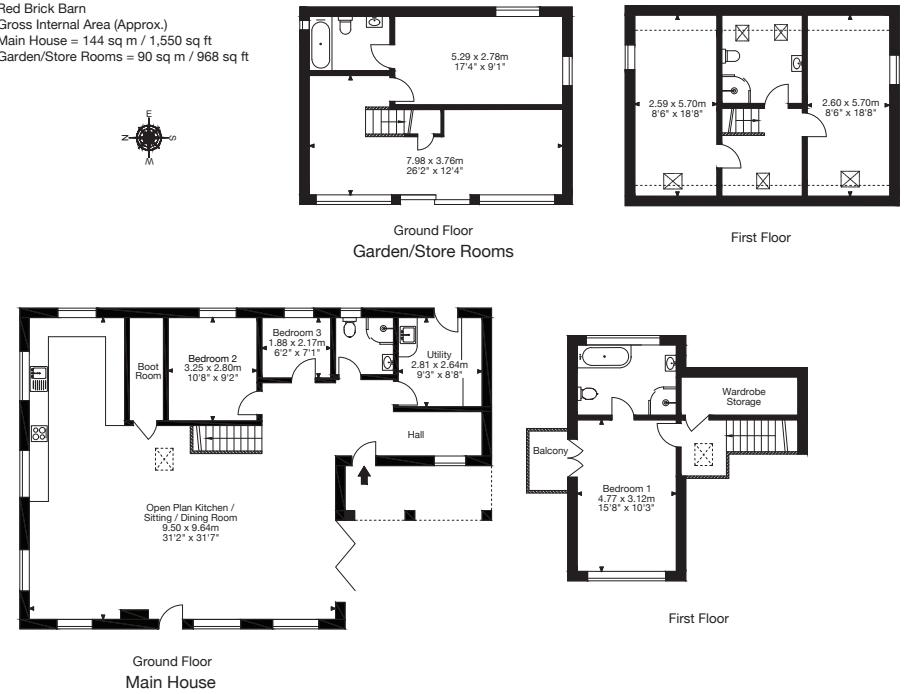
Lower Kingston Russell Farm
Gross Internal Area (Approx.)
Main House = 357 sq m / 3,842 sq ft
Outbuildings = 92 sq m / 990 sq ft
Total Area = 449 sq m / 4,832 sq ft
(Incl. Restricted Height Areas)



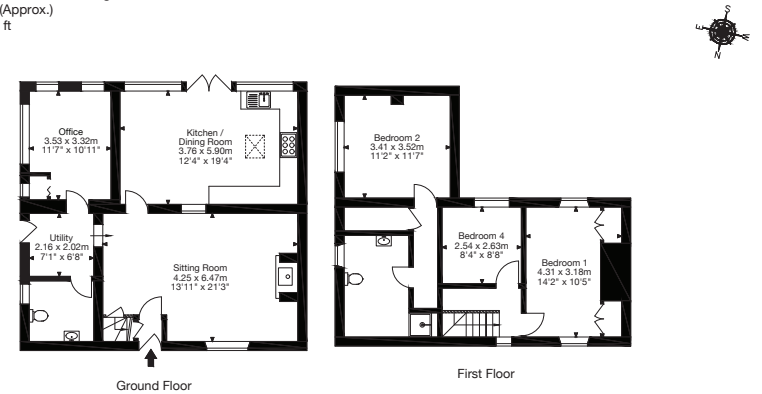
1 Lower Kingston Russell Farm Cottages
Gross Internal Area (Approx.)
Main House = 130 sq m / 1,397 sq ft
Outbuilding = 68 sq m / 729 sq ft
Total Area = 198 sq m / 2,126 sq ft



Red Brick Barn
Gross Internal Area (Approx.)
Main House = 144 sq m / 1,550 sq ft
Garden/Store Rooms = 90 sq m / 968 sq ft



2 Lower Kingston Russell Farm Cottages
Gross Internal Area (Approx.)
126 sq m / 1,356 sq ft



© Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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Farm Buildings

A functional and adaptable range of predominantly modern farm buildings, with some traditional, extending to approximately 3,883 sq. m. in total.

The farm buildings are predominantly of steel portal frame and concrete block construction under fibre cement/ asbestos roofs.

1. **Parlour** Open sided building with New Zealand style 40:80 swing-over parlour with adjoining circular collecting yard (40m x 10m)
2. **Office** Adjoining with vacuum pump and chemical store

3. **Bulk tank store** 2x bulk Dari Kool tanks 8500L and 7500L (10.44m x 7.50m)
4. **Covered yard** (22.77m x 13.13m)
5. **Feed passage / Covered yard** (22.77m x 9.27m)
6. **Covered yard** (22.77m x 13.13m)
7. **Covered yard** (27.28m x 36.34m)
8. **Covered Silage pit / Covered yard** (23m x 27m)
9. **Concrete yard with feed area**
10. **Silage pit**
11. **Workshop** (18.15m x 12.19m)
12. **Young stock** (17.83m x 18.17m)
13. **Straw shed** located in OS 8586 (36.57m x 15.24m)

Dirty water system with underground piping to farmland.

LAND

The land is in a ring-fenced block and totals 406.12 acres (164.35 hectares) with the farm buildings and farmhouse set centrally.

The holding is well served by a network of internal trackways, all constructed of stone quarried from the farm. The land is conveniently subdivided into good sized fields which are stock-fenced and served with water.

The land is classified as Grade 3 and comprises part fine loam over clay and part fine silt over clay soil. Some parts have been in arable rotation and capable of growing crops, but the land is currently all permanent or temporary grassland. It benefits from a lake and some dispersed areas of woodland.



LOT 2

Red Brick Barn & 22.90 acres (9.27 ha) of pasture land

A detached barn conversion (subject to AOC), built in 2020 with adjoining land, situated to the East of Abbotsbury Lane. The property boasts a modern open plan kitchen, diner and living quarters. There is a large bedroom with walk in wardrobe on the first floor, with a further two bedrooms on the ground floor. Beside the house is a substantial well-built two storey garage, that subject to necessary planning consents could provide additional accommodation space. Red Brick Barn is finished to a high standard with stunning views across the valley over the adjoining countryside from its gardens.

Adjacent to the barn conversion is a block of gently sloping pasture land extending to approximately 21.53 acres (8.71 ha). The land also borders the main farm access driveway.

Electricity and water to Red Brick Barn is currently supplied from Lot 1. Please refer to the services section of these particulars for further information.

LOT 3

55.33 acres (22.39 ha) of pasture land, woodland and ponds

A useful block of mainly pasture land lying to the west of the main farm. The land is bounded by mature hedgerows, and features a wildlife pond and areas of attractive young broadleaf woodland, which give further conservation and sporting appeal, accessed via Abbotsbury Lane.

TENURE AND POSSESSION

All freehold with vacant possession upon completion.

The vendors reserve the right to hold a dispersal sale of machinery prior to completion.

Early entry will be permitted (if appropriate) for the purchaser(s) at their own risk and cost.



SERVICES

Mains electricity is connected to Lot 1. Water is a private supply rising on Lot 1 from springs to storage tanks that supply the property. This supplies the farmhouse, cottages, farm buildings and Red Brick Barn. This is licenced with a limit of 23,725 cubic meters per annum.

Mains water is not connected, but rights to connect are available, and infrastructure (to Lot 1) is in place should a buyer wish to connect this in the future.

It should be noted that electricity and water to Red Brick Barn (Lot 2) is currently supplied via the main farm (Lot 1).

Should this lot be sold separately, then rights to connect to any mains services will be granted, plus any temporary rights required.

No services are connected to Lot 3.

RIGHTS, EASEMENTS AND BOUNDARIES

Lower Kingston Russell Farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to

in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

The main farm access driveway is shared with the neighbouring property. The buyers of Lot 1 will be responsible for part of the repair and upkeep warranty. There are footpaths and bridleways crossing the property. Part of Lot 1 is Open Access Land, as defined by the Countryside Rights of Way Act 2000.

BASIC PAYMENT SCHEME

There are no BPS entitlements or delinked payments included in the sale.



ENVIRONMENTAL SCHEMES

The land is currently entered into a Sustainable Farming Incentive agreement. This will be ended and not transferable.

INGOING VALUATION

In addition to the purchase price, the purchaser will pay for any growing crops or acts of husbandry in accordance with CAAV costing. Cost of stores, including seeds, fertiliser, sprays and fuel will also be in addition. Any fodder remaining on the holding is to be taken over at market price. There will be no counter claim for dilapidations and no ingoing payments for RMV or unexhausted manures.

FIXTURES AND FITTINGS

The parlour, bulk tank, feed silo and dirty water pump will be included in the sale. All other freestanding equipment and any other equipment not specifically mentioned in the details above is excluded from the sale.

PLANNING

Red Brick Barn is subject to an Agricultural Occupancy Condition. Further details from selling agents.

DESIGNATIONS

Lot 1 includes three Scheduled Monuments being a stone circle and tumulus's in OS 7196, OS 3311 and OS 8431.

1 & 2 Lower Kingston Russell Cottages are Grade II Listed.

All of the property is within the Dorset National Landscape (previously Area of Outstanding Natural Beauty). Lot 3 is within a Nitrate Vulnerable Zone area.

LOCAL AUTHORITY

Dorset Council, www.dorsetcouncil.gov.uk

COUNCIL TAX

Lower Kingston Russel Farmhouse band F
Lower Kingstone Russell Cottages band C
Red Brick Barn band TBC

AGENTS NOTES

Part of the property is currently owned by a Limited

Company. If purchasers wish to consider acquiring the company, then the sellers are open to this possibility. Further advice on this would be needed from accountants and legal representatives.

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SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

DIRECTIONS

- What3words LOT 1: ///brands.apparatus.aspect
 LOT 2: ///retraced.ticket.perform
 LOT 3: ///lilac.laminated.opera

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 July 2024 and April 2025. WW/GW/HA/300525

