



Symonds
& Sampson

Peggs Farm

Farrington, Blandford Forum, Dorset





Peggs Farm

Farrington, Blandford Forum, Dorset, DT11 8RA

An enchanting and meticulously preserved 211 acre arable and livestock farm. Comprising a handsome 5-bedroom period farmhouse, working Granary Mill, two cottages with traditional and modern farm buildings sitting centrally in productive arable land, pasture land and woodland.

211.78 acres (85.71 hectares)

- Grade II listed principle farmhouse
- Charming traditional farm buildings
- Extensive range of modern farm buildings
- A pretty, fully functioning hydro-electric Grade II listed mill
 - Productive & fertile Grade 1 and 2 land
 - Arable land, pasture land & woodland
- Pair of 3 bedroom semi-detached cottages
 - The Fontmell Brook chalkstream

Freehold

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

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METHOD OF SALE

Peggs Farm is offered for sale as a whole or up to four lots by private treaty, summarised below:

LOT	DESCRIPTION	ACRES	HECTARES
1	Peggs Farmhouse, farm buildings, Peggs Mill and land	160.34	(64.89)
2	Arable land	42.77	(17.31)
3	Brickyard Cottages	0.42	(0.17)
4	Pasture land, building and pond	8.25	(3.34)
Whole		211.78	(85.71)

Please see floorplan for accommodation and measurements.

INTRODUCTION

Peggs Farm has been farmed by the Hooper Family since 1908. The sale offers prospective buyers the genuinely rare opportunity to acquire a completely unique and substantial farm in this accessible and sought-after part of Dorset.

The farm includes excellent residential accommodation with three dwellings, a large range of traditional and modern farm buildings. The agricultural land is high yielding (Grade 1 & 2) and also features a particularly rare chalkstream water source, which powers the Grade II listed Granary Mill.

Suited to a range of agricultural enterprises, the farm also has considerable sporting and amenity appeal with mature hedgerows, watercourses, and pockets of woodland.

SITUATION

Peggs Farm enjoys a peaceful yet accessible position on the eastern fringe of Dorset's Blackmore Vale, bordering the rolling landscape of the Cranborne Chase National Landscape. Set within gently undulating countryside, the farm commands far-reaching views across its own land towards Hambledon Hill to the south.

This idyllic rural setting is well connected, just 6 miles from the historic hilltop town of Shaftesbury and 8 miles from the bustling market town of Blandford Forum, both of which offer a wide range of everyday amenities and transport links. Shaftesbury in particular provides a good selection of shops, restaurants and nearby highly regarded schools.

The wider area is well served by an excellent choice of independent schools including Clayesmore, Port Regis, Sandroyd, Bryanston and the Sherborne Schools. Road communications are good, with easy access to the A350, A354, A30 and A303. A main line train station at Gillingham within a 25 minute drive to the north-west provides regular services to Salisbury and London Waterloo in just over two hours.



LOT 1

Peggs Farm – 160.34 acres (64.89 hectares)

Peggs Farmhouse

First advertised as newly built in the Salisbury Journal in 1774, Peggs Farmhouse is a delightful Grade II listed residence of brick elevations under a tiled roof with stone margins. The dwelling enjoys uninterrupted views over its own land and the surrounding Dorset countryside. Arranged over three floors and extending to approximately 437 sq. m, the farmhouse has been sympathetically restored, extended and cherished by the same family over three generations. It offers flexible and characterful accommodation throughout.

The property is entered from the charming courtyard in to the large central kitchen from which most ground floor rooms are accessed. These include a dining room, snug and reception room which overlook the south-facing garden, Fontmell Brook, and farmland beyond. There is a useful study and, beyond, a spacious games room which is an ideal space for family living.

The first floor comprises a principal bedroom, three further bedrooms and a family bathroom. A first floor flat is accessible via a separate ground floor entrance and includes a kitchen/living room, double bedroom, and bathroom with views over the courtyard and mill pond.

The second floor presents further flexibility, with an additional bedroom and two further rooms, ideal for potential conversion to additional living space if desired.

Outside, the property enjoys a garden and lawns to the front with the mill pond and small sheltered orchard to the rear.

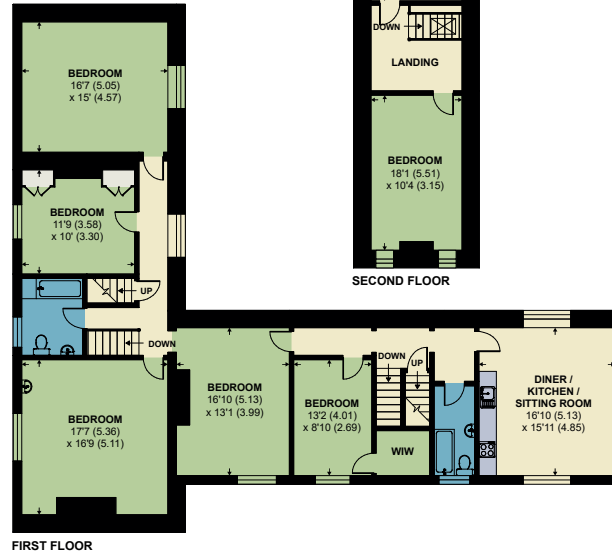
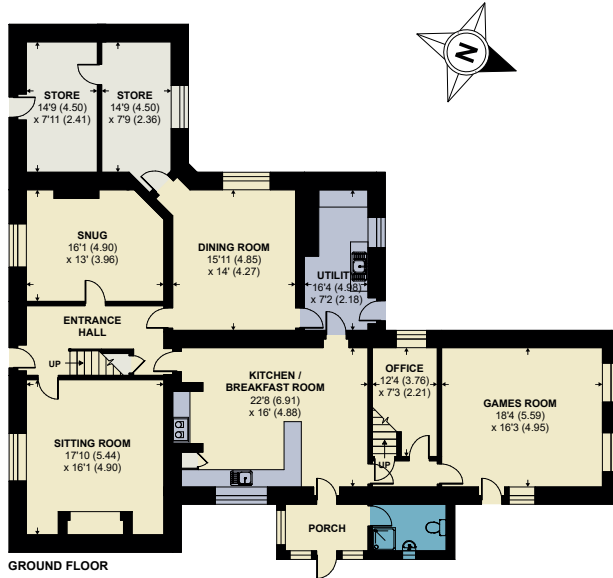
Traditional Farm Buildings

To the east of the farmhouse lies a well-arranged courtyard of traditional buildings. These offer garaging, storage and four well equipped stables. A beautiful timber clad granary building on saddle stones provides further storage, while within the front garden a useful brick potting shed adds further character. Opposite the mill is a traditional stone and brick building offering additional storage.



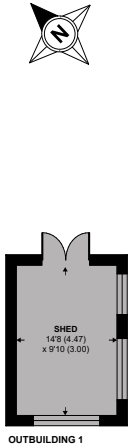
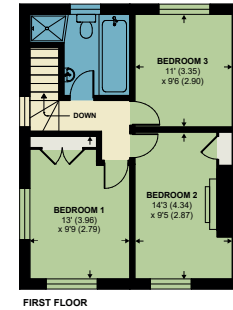
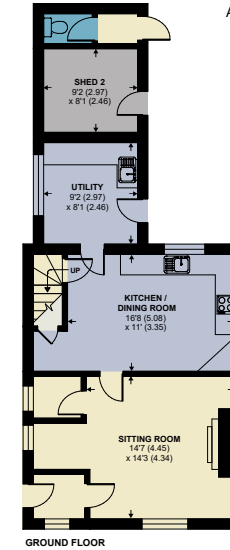
Peggs Farmhouse

Approximate Area = 4711 sq ft / 437.7 sq m (excludes carport)
 Outbuilding(s) = 3788 sq ft / 351.9 sq m
 Total = 8499 sq ft / 789.6 sq m
 For identification only - Not to scale



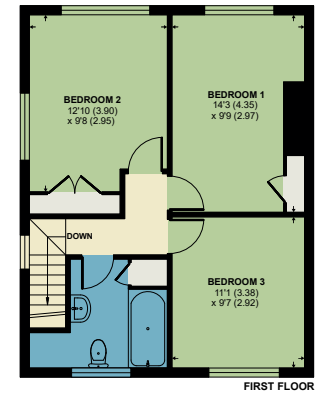
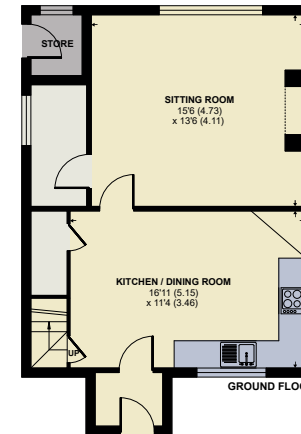
1 Brickyard Cottages

Approximate Area = 1125 sq ft / 104.5 sq m
 Outbuildings = 252 sq ft / 23.4 sq m
 Total = 1377 sq ft / 127.9 sq m
 For identification only - Not to scale



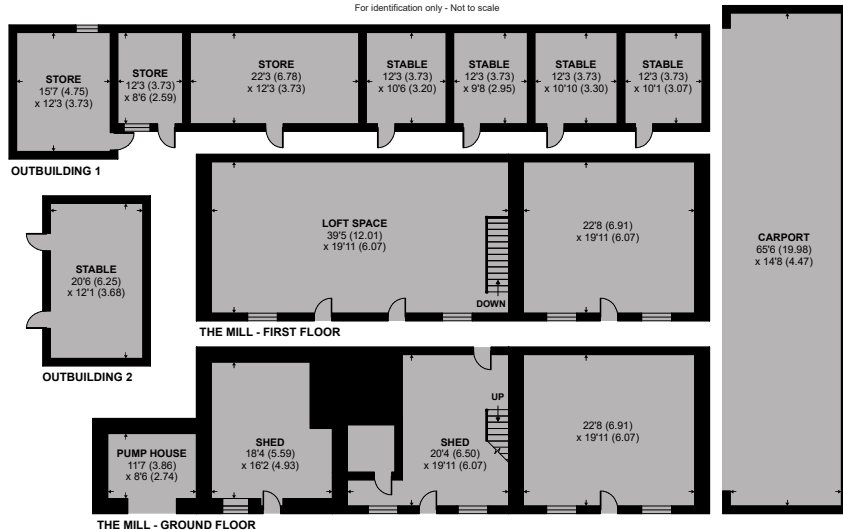
2 Brickyard Cottages

Approximate Area = 1014 sq ft / 94.2 sq m
 Shed & Store = 120 sq ft / 11.1 sq m
 Total = 1134 sq ft / 105.3 sq m
 For identification only - Not to scale



Peggs Mill & Outbuildings

Approximate Area = 4711 sq ft / 437.7 sq m (excludes carport)
 Outbuilding(s) = 3788 sq ft / 351.9 sq m
 Total = 8499 sq ft / 789.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Symonds & Sampson. REF: 1289469



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Peggs Mill

At the heart of Peggs Farm lies the enchanting Pegg's Farm Mill, a Grade II listed watermill dating from circa 1800. Constructed of ashlar stone with brick elevations, the mill also features a tiled roof with stone margins. This three-storey building retains its original plank doors and a striking overshot millwheel, which remains in situ and fully operational. Adjoining the mill to the north lies the historic mill pond, which was dredged during the First World War by German prisoners of war, who were marched from Blandford Camp and stayed at the farm for a week.

Originally constructed to grind flour, the mill has latterly been adapted for processing cereals to support the farm's livestock. Today, the existing infrastructure facilitates the generation of hydroelectricity on a twenty year index-linked Feed-in Tariff. Please refer to the services section for further information.

Set beside the gently flowing Fontmell Brook, this historic mill not only exemplifies Dorset's rural industrial heritage but also offers rare functional charm within an idyllic landscape.

Farm Buildings

The farm provides an extensive range of traditional and modern farm buildings extending to approximately 4,340 sq. m. The modern farm buildings are predominantly of steel portal frame and concrete block construction under metal profile, fibre cement & asbestos roofs. The buildings are numbered and refer to the block plan:

BUILDING	DESCRIPTION	SIZE
1. Traditional Calf/Straw Barn	Traditional stone & brick under a clay tile roof used for calf rearing and straw storage	123.49 sq. m
2. Bull Pens (x2)	Brick construction	9.78m x 3.06m
3. General Store	Traditional stone & brick under a clay tile roof used for storage	53.90 sq. m
4. Vehicle Store/Workshop	Storage and workshop	18.42m x 5.62m
5. Dutch Barn	Straw and fodder storage	27.27m x 7.27m
6. Diesel/Storage Barn	Traditional stone & brick construction used for storage.	8.64m x 4.95m
7. Store/Stables	Concrete block construction with 3 x Stables, 3 x Stores & 2 x Pig Pens	129.07 sq. m
8. Former Milking Parlour	Used for general storage and vehicle repairs	391.82 sq. m
9. Livestock/Caravan Building	Used for the storage of caravans	30.19m x 19.10m
10. Dutch Barn	Straw and fodder storage	18.12m x 7.26m
11. Livestock Barn	Livestock housing	31.63m x 24.60m
12. Storage Barn/Passage	Livestock housing	17.86m x 15.03m
13. Livestock Barn	Livestock housing	24.00m x 17.08m
14. Straw Barn	Used for straw storage	11.80m x 10.45m
15. Silage Clamps (x2)	Railway sleeper walls, concrete floor. Consent to erect a roof over (see planning section).	44.47m x 10.31m
TOTAL:		4340.09 sq. m

Until recently, some of the buildings have been used for the storage of caravans and vehicle repairs. Providing a useful diversified income.

LAND

The entirety of the farm lies within Grade 1 and 2 Agricultural Land Classifications, with light, easily workable sandy silt loam over a sandy clay subsoil, being highly versatile and capable of supporting a wide range of crop rotations and agricultural enterprises.



Lot 1 extends to approximately 160.34 acres (64.89 hectares) and includes a productive block of arable land totalling around 142.19 acres. The remainder comprises 6.17 acres of pasture and 8.24 acres of attractive broadleaf woodland.

The land is arranged within a ring fence and is bordered by well-maintained mature hedgerows and stockproof fencing.

The landscape is gently undulating, with sweeping views, sheltered corners and a strong sense of privacy throughout. The Fontmell Brook meanders through the land, enhancing its natural beauty and contributing to the farm's ecological richness. The farm has sporting appeal and until last season, a successful family shoot has been run, shooting an average of 3, 40-90 bird days per season.

LOT 2

42.77 acres (17.31 ha) of arable land

A useful block of land, historically managed for arable cropping but equally suited to a variety of agricultural enterprises. The Fontmell Brook runs alongside and through this lot, creating a rich ecological corridor.

In the south-western corner lies a pocket of broadleaf woodland extending to approximately 2.10 acres, enhancing the amenity and conservation appeal. Access is available directly from the public highway to the east.

LOT 3

Brickyard Cottages – 0.42 acres (0.17 ha)

A pair of attractive 3 bedroom semi-detached cottages, of brick construction under pitched slate roofs. Situated on a level plot, the cottages share a driveway to the north providing ample parking, while to the south, each property benefits from a good-sized private garden. Both cottages have generous sized living accommodation. This lot presents a valuable investment opportunity or the potential for further accommodation for staff, extended family or holiday lets.

LOT 4

Pasture land, Building and Pond – 8.25 acres (3.34 ha)

Immediately to the southeast of Brickyard Cottages is an attractive parcel totalling 8.25 acres. The land comprises 6.20 acres of productive permanent pasture, together with a traditional agricultural building of approximately 54 sq. m. Constructed of concrete block and brick elevations beneath a pitched clay tile roof, the building offers scope for refurbishment or alternative uses, subject to the necessary consents.

The land is bounded by mature hedgerows and features a large pond surrounded by broadleaf woodland. The pond, once a clay pit, is of historical interest as it is the source of material used in the construction of the adjacent cottages. Today, it adds amenity to the property and is a haven for wildlife, particularly teal, which regularly frequent the pond during winter months.

TENURE AND POSSESSION

The freehold interest in the property is offered for sale with vacant possession available on completion. Brickyard Cottages (Lot 3) are subject to AST's. The vendors reserve the right to hold a dispersal sale prior to completion. Early entry will be permitted (if appropriate) for the purchaser(s) at their own risk and cost.

SERVICES

Lot 1 – Mains electricity is connected. Self-generated electricity is also produced on the farm by the hydro generator installed in Peggs Mill. The electricity is utilised

on site by supplying the farmhouse and courtyard, reducing electricity bills. The farm also benefits from a Feed-in-Tariff until 2033 that generates a useful income.

Mains water is connected. Private water from two hydro ram pumps supply all farm buildings with water sourced from the Fontmell Brook. This has the capacity to lift 13 cubic metres of water daily, which provides a huge saving to Lot 1. Peggs Farmhouse is connected to a private well supply of water, situated in parcel OS 7231.

The farmhouse has oil-fired central heating and private drainage. Fibre Internet.

Lot 2 – No services connected. The Fontmell Brook which bisects and borders the land provides a useful private supply.

Lot 3 – Separate mains water and electricity is connected. Private (shared) drainage and oil-fired central heating.

Lot 4 – Separate mains water is connected. Mains electricity is not connected, but nearby.

EPC AND COUNCIL TAX

Peggs Farmhouse - EPC Rating N/A - Band G
1 Brickyard Cottages - EPC Rating D - Band C
2 Brickyard Cottages - EPC Rating D - Band C



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property 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 for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The main farm access driveway is shared with the neighbouring property. Maintenance obligations will be split between users.

Public footpaths and bridleways cross the property. Please refer to the sale plan.

BASIC PAYMENT SCHEME

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

ENVIRONMENTAL SCHEMES

The land is entered into a Mid-Tier Countryside Stewardship Agreement ending December 2025, the purchasers will be required to take this agreement over.

SPORTING, TIMBER AND MINERAL RIGHTS

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

LOCAL AUTHORITY

Dorset Council, www.dorsetcouncil.gov.uk

AGENTS NOTES

The purchaser of Lot 1 will erect a stockproof fence between points A and B on the sale plan, within six weeks of completion. Prior to completion, the vendors will erect a new boundary fence in parcels OS 9864 & OS 7965. The ownership and maintenance obligations of this boundary will be retained by the vendor.

Parcels OS 9864 and OS 9440 will be sold subject to a restrictive covenant prohibiting any type of development.

A separate electricity supply is connected to the main farm gate. The purchaser of Lot 1 will be required to make alternative arrangements in due course, within a mutually agreeable timeframe.

INGOING VALUATION

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

FIXTURES AND FITTINGS

The staddle stones to the front of Peggs Farmhouse and feed silo will be included in the sale. The eight staddle stones in front of Peggs Mill are excluded. All other freestanding equipment and any other equipment not specifically mentioned in the details above is excluded from the sale.

PLANNING

Planning permission has been granted to increase the height of the elevations of the silage clamps and erect a roof. This permission will expire in February 2026 (Ref P/PABA/2021/00305).

DESIGNATIONS

Peggs Farm Mill & Peggs Farmhouse are Grade II listed. Part of Lot 1 is situated in a Nitrate Vulnerable Zone area.





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.

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DIRECTIONS

What3words Lot 1: ///panicking.switch.vanish
Lot 2: ///surface.bead.runs
Lot 3: ///hotels.galloped.intrigued
Lot 4: ///squeezed.alleges.scrambles

VIEWING

Strictly by confirmed appointment with the vendor's sole agents, Symonds & Sampson. Contact Will Wallis on 01305 236572 or Will Cairns on 01258 472244.

Photographs taken July 2024 & March – May 2025

WW/WC/31/05/25

