



Land at Droop, Churchfoot Lane, Hazelbury Bryan, Sturminster Newton. Dorset

13.20 acres (5.34 hectares) of level to gently sloping productive pastureland located on the edge of Hazelbury Bryan village.



13.20 acres

- Strategic edge of village location
- Direct road access
- Productive pastureland
- For sale by Private Treaty

Guide Price **£200,000**

Freehold

THE LAND

13.20 acres (5.34 hectares) of productive gently sloping free draining pastureland located between Hazelbury Bryan and Droop. The land has in recent years been in pasture, but is capable of growing arable crops. The property is enclosed by mature boundary hedgerows and direct road access.

DIRECTIONS

From Sturminster Newton travel 5 miles south to Hazelbury Bryan. 100 metres before the Antelope Inn, turn down Pidney Hill, follow along the lane for approximately 900 metres. The property is on the right-hand side indicated by the Symonds and Sampson "For Sale" board.

SERVICES

The land has a mains water connection.

DESIGNATIONS

The land is NOT located in a Nitrate Vulnerable Zone or Dorset's National Landscape (formally AONB).

RIGHTS OF WAY

A public footpath crosses the property.

TENURE

Freehold with vacant possession upon completion

OVERAGE

The property will be sold subject to an overage provision on any residential or commercial development. The overage will be effective for a period of 25 years from the date of completion at

25% of any increase in value on grant of planning permission. Please note that any agricultural and equestrian buildings/use will be excluded from this provision.

MOBILE COVERAGE

You are likely to have mobile phone coverage at this property with EE, Three, O2, Vodafone networks (Ofcom.org.uk).

BROADBAND

None

AGRICULTURAL SCHEMES

The land is not in a Countryside Stewardship, Environmental or SFI Agreement.

METHOD OF SALE

The land is for sale by Private Treaty as a whole. The vendors would consider alternative lotting proposals. Please ask the selling agents for further details.

LOCAL AUTHORITY

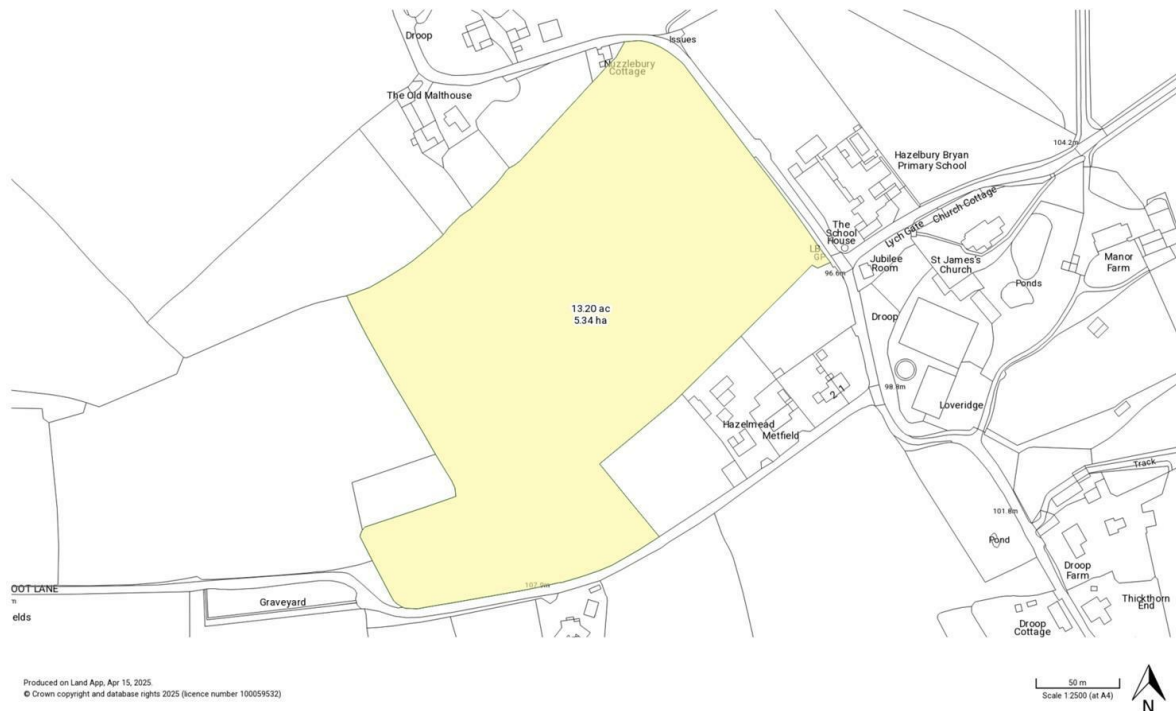
Dorset Council - 01305 221000
www.dorsetcouncil.gov.uk

WHAT3WORDS

///flushes.skills.intruded

VIEWINGS

Viewing during daylight hours with a set of these particulars in hand having first informed the agents Symonds & Sampson Burraton Office on 01305 236237.



Burraton/WW/15.04.25



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