

Symonds
& Sampson



White House Farm

Buckland Newton, Dorchester, Dorset





White House Farm

Buckland Newton, Dorchester, Dorset, DT2 7DE

A well situated 282 acre livestock farm in the Dorset countryside, with 5-bedroom period farmhouse requiring renovation, pair of semi-detached cottages, traditional and modern farm buildings sitting centrally in productive permanent pasture land and woodland.

282.28 acres (114.23 ha)

- Gently sloping to sloping productive permanent pasture land
 - 5-bedroom Grade II listed spacious farmhouse
- Far-reaching views across Dorset countryside from Dungeon Hill
 - Pair of attractive semi-detached cottages
- Extensive range of traditional and modern farm buildings

Freehold

For sale by private treaty
As a whole or in up to six lots

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METHOD OF SALE

White House Farm is offered for sale as a whole or in up to six lots by private treaty, summarised below.

LOT	DESCRIPTION	ACRES	HECTARES
1	White House farmhouse and land	24.14	9.76
2	Farm buildings, pasture land and woodland	173.85	70.34
3	1 & 2 Castle Hill Cottages	0.57	0.23
4	Pasture land	38.30	15.52
5	Pasture land	16.68	6.75
6	Pasture land	28.74	11.63
Whole		282.28	114.23

Please see floorplan for accommodation and measurements.

INTRODUCTION

White House Farm is a former dairy farm run latterly as a livestock holding. Set in a sought after rural area, the farm comprises a spacious farmhouse, in need of modernisation, a pair of semi-detached farm cottages and a substantial range of farm buildings which presents an opportunity for a range of uses, subject to planning permission. The farmyard, farm buildings and residential accommodation are set centrally to the holding.

The land totals 279.62 acres (113.16 hectares) of pasture land and woodland.

SITUATION

White House Farm enjoys a peaceful yet accessible position on the edge of the Blackmore Vale and mid-Dorset countryside. From the highest point of the farm on Dungeon Hill, there are commanding far-reaching panoramic views across the surrounding countryside.

The rural setting is well connected, just 7 miles from the Abbey town of Sherborne and 10 miles from the County town of Dorchester, both of which offer a wide range of everyday amenities and transport links. They also provide a good selection of shops, restaurants and highly regarded schools.

Road communications are good with easy access to the A37, A35 and A303. Mainline train stations are at Dorchester and Sherborne, providing regular services to Exeter, Salisbury and London Waterloo.



Lot 1

LOT 1

White House Farmhouse and land - 24.14 acres (9.76 hectares)

The Grade II listed farmhouse has expansive well-laid out accommodation over two floors and provides a great opportunity to create a well-proportioned and spacious family home, subject to obtaining the necessary consents.

To the front and rear are well-established shrubs and lawns with a useful outhouse in the confines of the garden, providing storage.

Surrounding the farmhouse is an excellent block of gently sloping to level productive pasture land with a small copse area to the south. The land is bounded by mature hedges and trees. The land at Lot 1 extends to 23.51 acres (9.51 hectares) in total.



White House Farm, Buckland Newton, Dorchester



Approximate Area = 3582 sq ft / 332.7 sq m
Outbuilding = 267 sq ft / 24.8 sq m
Total = 3849 sq ft / 357.5 sq m
For identification only - Not to scale

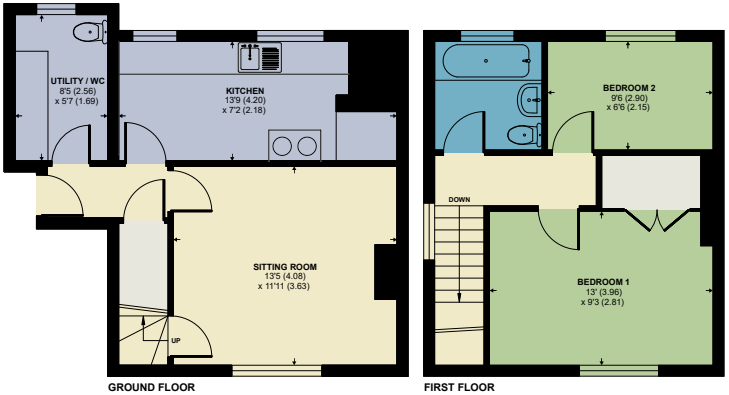


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1329686



1 Castle Hill Cottages, Buckland Newton, Dorchester

Approximate Area = 714 sq ft / 66.3 sq m
For identification only - Not to scale



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2 Castle Hill Cottages, Buckland Newton, Dorchester

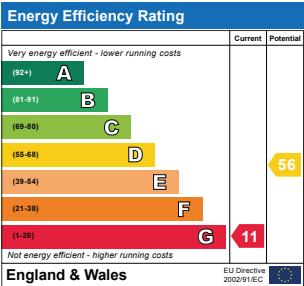
Approximate Area = 768 sq ft / 71.3 sq m (excludes lean to)
Outbuildings = 42 sq ft / 3.9 sq m
Total = 810 sq ft / 75.2 sq m
For identification only - Not to scale



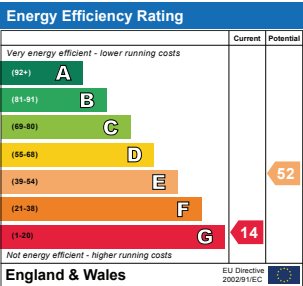
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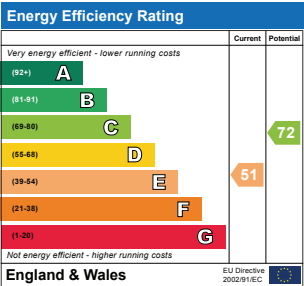
White House Farmhouse



1 Castle Hill Cottages



2 Castle Hill Cottages



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LOT 2

Farm buildings, pasture land and woodland – 173.85 acres (70.34 hectares)

The farm buildings lie to the north of the B3164. They comprise a functional and adaptable range of predominantly traditional and some modern farm buildings, extending in total to about 1289 sq m. The traditional farm buildings are constructed of red brick under corrugated box profile/asbestos roofs. The modern buildings are constructed of steel/wooden frame under corrugated box profile asbestos roofs.

BUILDING	DESCRIPTION	SIZE
1. Traditional building	Storage for general farm machinery and workshop	329 sq m
2. Livestock building	Livestock housing and general storage	277 sq m
3. Former dairy building and stables	Livestock housing and general storage	316 sq m
4. Cubicle shed	Livestock housing	367 sq m
5. Redundant farm buildings	N/A	
6. Dutch barn (located in OS0143)	Storage	88 sq m

The Traditional buildings offer potential for alternative uses, subject to the necessary consents

The land comprises a number of conveniently sized enclosures of gently sloping to sloping productive permanent pasture land that totals 133.69 acres (54.09 hectares). The centre of the holding is the ancient hill fort Dungeon Hill, which is a scheduled monument.

The soil is free-draining, being mainly shallow loam over chalk, with some parts slightly heavier and clayey over greensand. The land is bounded by mature hedgerows and features a number of dispersed copse areas, parkland mature trees, and two larger woods being Broad Alders and Breach Wood. The woodland comprises a mixture of mature broadleaf and coniferous trees extending in total to 38.70 acres (15.66 hectares). This provides an excellent haven for wildlife and sporting interests.

LOT 3
1 & 2 Castle Hill Cottages – 0.57 acres (0.23 hectares)

A pair of attractive semi-detached cottages of brick construction under clay tiled roofs.



Situated immediately adjacent to Lot 2 (the farm buildings), the cottages share a driveway and parking area. There is a yard with barn extending to about 303 sq m.

The cottages offer well-proportioned accommodation, comprising two bedrooms in one and three bedrooms in the other. Both cottages benefit from good-sized private gardens. The properties require a degree of modernisation and upgrading but provide an attractive investment opportunity, with potential for staff housing, extended family accommodation, or use as holiday lets, subject to necessary consents.

LOT 4
Pasture land – 38.30 acres (15.52 hectares)

A useful block of gently sloping to level south-west facing land. The land is immediately to the south of Lots 2 and 3 and to the north of Lot 1. The land is bounded by mature hedgerows and features some small copse areas with broadleaf trees. The property is accessed directly from the public highway.

LOT 5
Pasture land – 16.68 acres (6.75 hectares)

A single pasture field, accessed from Spring Grove Lane. The land is predominantly gently sloping and south-facing.

LOT 6

Pasture land – 28.74 acres (11.63 hectares)

A useful block of productive pasture land split into four conveniently sized enclosures. The land is bounded by mature hedgerows and accessed directly from the public highway. The soil type is slightly heavier loam/clay with more impeded drainage than other parts of the property.

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

Lot 1 – Mains electricity and water. Private drainage.

Lot 2 – Mains electricity and water.

Lot 3 – Mains electricity and water. Private drainage. LPG gas to 2 Castle Hill Cottages.

Lots 4, 5 and 6 – Water troughs are located in most fields, if sold separately from Lots 1 and 2, a right to water will be required.

It is understood that there is no charge for the water supply to all lots except Lot 6 due to a historical arrangement with the Local Authority. This is due to end in circa 10 years. No guarantee will be given to the purchaser(s) that this arrangement will continue for this period of time.

The drainage systems to all residential properties are functioning, but dated and we understand not compliant with current regulations. Any costs for upgrading the systems will be at the purchaser(s) expense.

EPC AND COUNCIL TAX

White House Farmhouse – EPC Rating G – Band E

1 Castle Hill Cottages – EPC Rating G – Band C

2 Castle Hill Cottages – EPC Rating E – 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, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

All lots immediately adjoin the public highway. Public footpaths and bridleways cross the property. Please refer to the sale plan.

Access to Lot 3 is over Lot 2 and a shared trackway (as shown hatched blue on the sale plan). Maintenance responsibility of this area will be shared between users.

BASIC PAYMENT SCHEME

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

ENVIRONMENTAL SCHEMES

The land is not entered into any environmental schemes.

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

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 exhausted manures.

FIXTURES AND FITTINGS

All other freestanding equipment and other equipment not specifically mentioned in the details above is excluded from the sale.

DESIGNATIONS

White House Farmhouse is Grade II listed.

Lots 1, 3 & 5 are within a Nitrate Vulnerable Zone, Lots 2 & 4 are partially affected.

Lot 2 Dungeon Hill is a Scheduled Monument being an Ancient Hill Fort.

Broad Alders Coppice (Lot 2) is designated as ancient and semi-natural woodland.

The property is within the Dorset National Landscape (formerly Area of Outstanding Natural Beauty).

AGENTS NOTES

A boundary fence will be erected between the points A

to B as shown on the sale plan by the vendors within 6 months from completion.

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 farmhouse, farm buildings and machinery.

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning,

Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DIRECTIONS

What3words LOT 1: ///lecturers.doted.payer
LOT 2: ///live.pupils.wisely
LOT 3: ///summer.scoping.expert
LOT 4: ///wide.scatters.cashier
LOT 5: ///stunt.bets.trams
LOT 6: ///wounds.sweetly.slopes

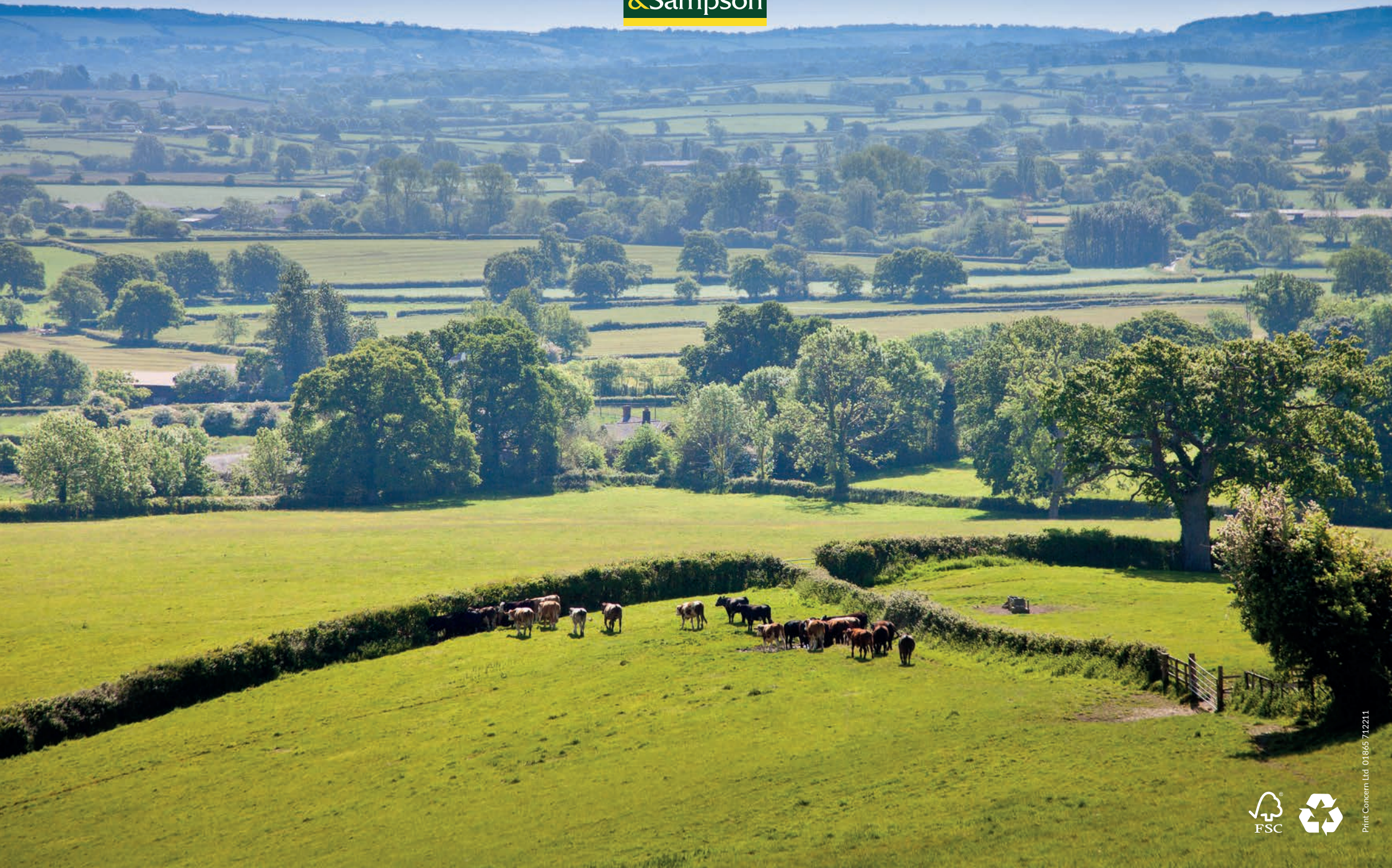
VIEWING

Lots 1, 2 and 3 strictly by appointment with the vendors sole agent, Symonds & Sampson. Contact Will Wallis or Harriet Andrews on 01305 236237. Lots 4, 5 and 6 at any time unaccompanied with a set of particulars to hand.

Photographs taken May and August 2025

Ref. WW/HA/30.08.2025





Our Ref: WW/HA
Date: As postmark

Symonds & Sampson LLP
Burraton House
5 Burraton Square
Poundbury
Dorchester
DT1 3GR

Dear Sir/Madam

RE: WHITE HOUSE FARM

We have pleasure in enclosing particulars for this well situated 282 acre livestock farm set in the Dorset countryside. The property comprises a 5-bedroom period farmhouse, pair of semi-detached cottages, traditional and modern farm buildings sitting centrally in productive permanent pasture land and woodland. The property totals 282.28 acres (114.23 hectares).

The farm is offered for sale by private treaty as a whole or in up to 6 lots. As detailed below:

LOT	DESCRIPTION	ACRES	HECTARES	GUIDE PRICE
1	White House Farmhouse & land	24.14	9.76	£675,000
2	Farm buildings, pasture land & woodland	173.85	70.34	£1,725,000
3	1 & 2 Castle Hill Cottages	0.57	0.23	£415,000
4	Pasture land	38.30	15.52	£310,000
5	Pasture land	16.68	6.75	£160,000
6	Pasture land	28.74	11.63	£290,000
Whole		282.28	114.23	£3,575,000

If you would like further information or to arrange a viewing, please contact Will Wallis or Harriet Andrews on 01305 236237 or email wwallis@symondsandsampson.co.uk / handrews@symondsandsampson.co.uk.

Yours faithfully

SYMONDS & SAMPSON LLP

