



Symonds
& Sampson

Land & Buildings at White Lackington Farm

Piddletrenthide, Dorchester, Dorset

Land & Buildings at White Lackington Farm

Piddletrenthide
Dorchester
Dorset DT2 7QU

- 96.45 acres (39.03 hectares)
- A productive block of agricultural land split into seven enclosures
 - Three useful agricultural buildings
- Sought after location in the Piddle Valley
- Mains water with stock proof boundaries
 - Attractive with far reaching views

Guide Price **£950,000***

Freehold

Viewings in daylight hours with a set of particulars to hand having first informed the agent Symonds & Sampson.

For sale by Private Treaty

Dorchester Agricultural
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THE PROPERTY

A useful sized block of productive agricultural land extending to 96.45 acres (39.03 hectares). Split into seven parcels, the land is enclosed by mature hedgerows and stock fencing and has been supporting grass leys for forage production and grazing for a number of years although, all the grass fields have previously been arable dropped. The soil is freely draining, shallow lime rich soil over chalk or limestone with a loamy texture and is classified as grade 3 on the agricultural land classification map.

SITUATION

The land is situated between Piddlehinton and Piddletrenthide in the heart of the Piddle Valley, in a picturesque rural location with scenic views over surrounding countryside and White Lacklington. The land is within the Dorset National Landscape and excellent walking and riding opportunities are within the immediate vicinity with an extensive network of bridleways and footpaths.

Piddletrenthide has a village store/post office, modern first school, hairdresser, 2 public houses and a village hall. Dorchester is approximately 6 miles to the south west and provides a selection of shopping, educational and recreational facilities. The historic Abbey town of Sherborne is approximately 13 miles to the north. Both towns have a mainline railway to London (Waterloo).

BUILDINGS

With reference to the enclosed sale plan, the property includes three agricultural buildings as follows;

A - Modern storage building - 60ft x 55ft - A modern agricultural storage building of steel portal frame construction (4 x 20ft bays), fibre cement roof, profile sheet cladding to 3 sides, earth floor.

B - Cattle housing building - 60ft x 60ft - A mono pitch steel portal frame building with lean-to section featuring useful yard and handling area, a mixture of roof materials, mainly timber clad to 4 sides.

C - Storage building - 45ft x 25ft - Steel portal frame featuring blockwork walls with some profile sheet cladding, currently missing a roof and in need of modernisation.

SERVICES

We understand the land benefits from a mains water supply.

DESIGNATIONS

The land is located within a Nitrate Vulnerable Zone and within the Area of Outstanding Natural Beauty.

RIGHTS OF WAY

A bridleway and a footpath cross the land. Part of the land is designated as Countryside Rights of Act Common Land open for public access. More details available from the selling agents.

AGRICULTURAL SCHEMES

The land is not subject to any Environmental or Countryside Stewardship Schemes nor is it subject to any Sustainable Farming Incentive Agreements. Delinked payments will be retained by the current owners.

TENURE AND POSSESSION

Freehold with vacant possession on completion. The land is occupied by a Licensee until 29th September 2025.

LOCAL AUTHORITY

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

METHOD OF SALE

For Sale by private treaty.

WHAT3WORDS

///sleeping.easily.exams

ACCESS

Access is via a third party owned track leading to the public highway (D road) in White Lackington which in turn leads to the B road running the length of the Piddle Valley and the wider road network. More details available from the selling agents on request.

DIRECTIONS

From Dorchester, head east, downhill, along the high street over Greys Bridge along London Road before turning left onto Slyer's Lane towards Piddlehinton. Continue for approximately 5.3 miles passing the village of Piddlehinton and entering the village of White Lackington. Turn left onto Lackington Drive, sign posted White Lackington and continue for approximately 250 yards, then take the right hand fork in the track and continue for another 150 yards.

SOLICITORS

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Burraton/GJW/29.08.25



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