

Court Orchard

Whitchurch Canonorum, Bridport, West Dorset

Court Orchard

Whitchurch Canonorum
Bridport
West Dorset
DT6 6RH



2.45 Acres (0.99 Ha)

An attractive 2.45 acre (0.99 ha) parcel of land situated in a strategic location in the centre of Whitchurch Canonorum.

For sale by Formal Tender, tenders closing at 12 noon on Thursday 15th May 2025.

Guide Price £50,000

Freehold

Axminster Agricultural
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire an attractive 2.45 acre pasture field (historically an orchard) in Whitchurch Canonorum. The land benefits from excellent road frontage and is bounded by mature hedgerows & trees. It is likely to appeal to smallholder/amenity or equestrian purchasers. Due to its position in the centre of the village, it is considered the field may have potential for future development or alternative uses (STPP). Access directly from the highway to the east and a pedestrian gate onto the footpath by the church.

SERVICES

Natural water supply.

RIGHTS OF WAY

None cross the land.

UPLIFT/OVERAGE

The vendors will include an overage/uplift clause in the sale. If planning is granted on the land within 20 years, the vendors will be entitled to 20% of the uplift in value. See agents for details.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Dorset Council, DT1 1XJ

Tel: 01305 221000

SOLICITORS

Kitson & Trotman, Beaminster, DT8 3AN

Tel: 01308 862313 Ref: Jason Hodnett

Email: j.hodnett@ktlaw.co.uk



METHOD OF SALE

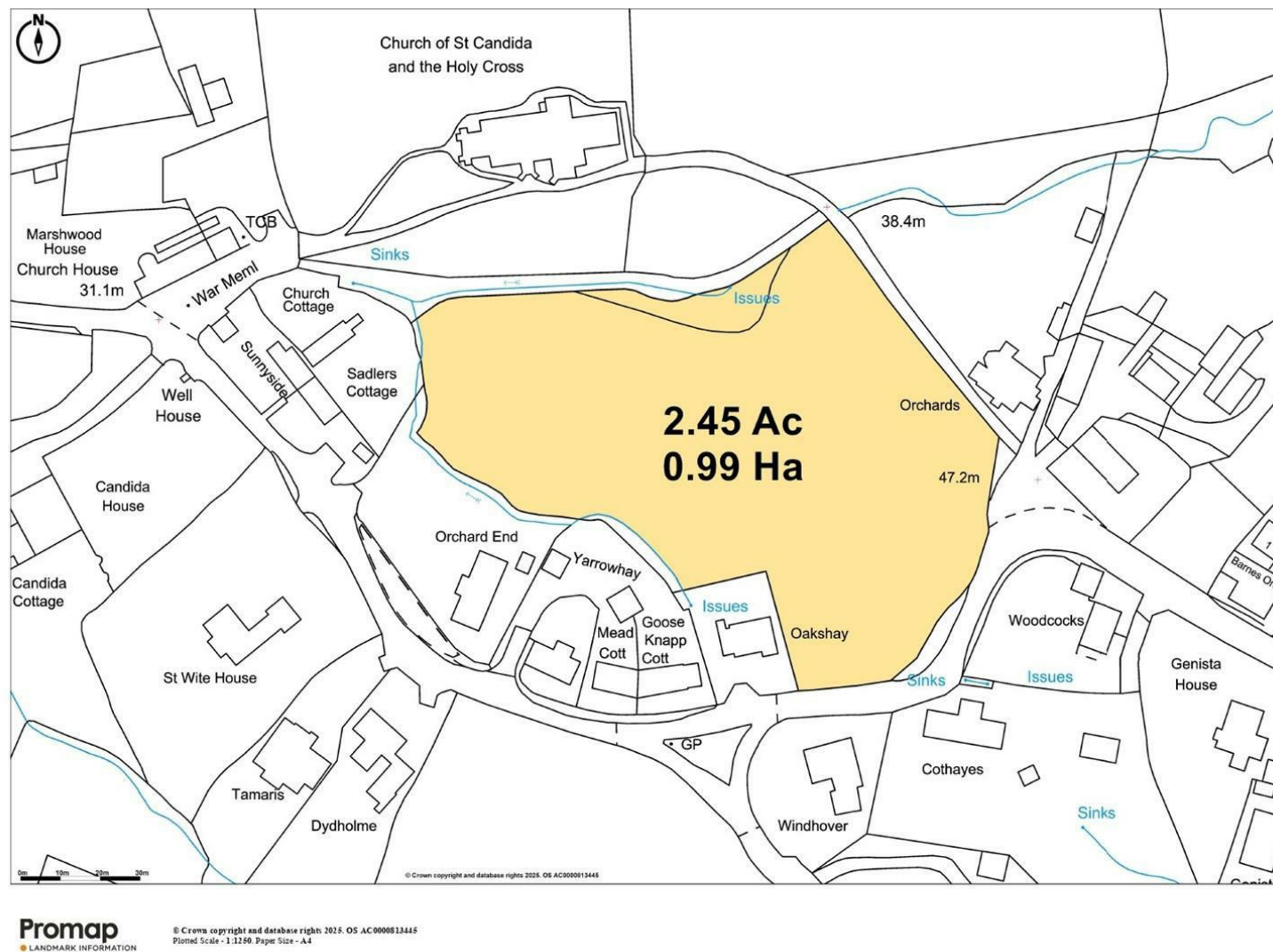
Tenders are invited to be submitted on the attached Formal Tender form together with the signed Formal Tender contract and deposit being 10% of your tender amount prior to 12 noon on Thursday 15th May 2025. For further information please contact the sole agents Symonds & Sampson LLP.

DIRECTIONS

From Bridport head west on the A35, at Morcombelake turn left signposted Ryall and continue on Ryall Road until Whitchurch Canonorum. Court Orchard will be straight ahead just after you pass the Five Bells Inn, marked by our sale boards.
What3Words /// handover.tuned.dupe

VIEWING

During daylight hours with a set of particulars to hand having first informed the sole agents Symonds & Sampson LLP. Further details available from Ross Willmington.



AxAg/MRW/April 25



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

FORMAL TENDER NOTES
COURT ORCHARD, WHITCHURCH CANONICORUM,
BRIDPORT, DORSET, DT6 6RH

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON THURSDAY 15th MAY 2025.

SYMONDS AND SAMPSON, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW
Ref: MRW Email: rwillmington@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "COURT ORCHARD OFFER" in the left hand corner. In addition to this form you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Completion date Thursday 12th June 2025.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



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Symonds & Sampson LLP
Trinity Square, Axminster, Devon, EX13
5AW

mrw@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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FORMAL TENDER FORM
COURT ORCHARD, WHITCHURCH CANONICORUM,
BRIDPORT, DORSET, DT6 6RH

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON THURSDAY 15th MAY 2025.

SYMONDS AND SAMPSON, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW
Ref: MRW Email: rwillmington@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone:

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words)

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated: Signed:

Please briefly outline your plans for the land:

.....

.....

My/our solicitors are:

Address.....

.....

PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON THURSDAY 15th MAY 2025. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS.



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