

Land at Glitney Farm

Monkwood, Bridport, Dorset

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Monkwood
Bridport
Dorset DT6 5PF

A rare opportunity to acquire an excellent 31.03 acre (12.56 ha) block of pasture/arable land well situated in the popular Marshwood Vale.

 31.03 acres

Guide Price **£300,000**

Freehold

For sale by Private Treaty

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



THE PROPERTY

A productive block of level or gently sloping pasture/arable land well situated in the popular agricultural area of the Marshwood Vale, extending to 31.03 acres (12.56 ha). The land has road frontage and access from Monkwood Lane and enjoys lovely views over this attractive part of West Dorset. A stream forms the eastern boundary together with a belt of mixed native woodland. Divided into three main enclosures with mature hedges and trees forming the other boundaries. The soil type is predominately a loamy clay being primarily Grade 3 on the Agricultural Land Classification Map. The land is likely to appeal to local farmers, amenity buyers and investors alike.

SERVICES

Main water crosses the land, buyers will need to make their own connection. Natural water from stream.

RIGHTS OF WAY

No public rights of way cross the land.

TENURE

Freehold with vacant possession upon completion.

SPORTING

All rights are owned and included in the sale.

AGRICULTURAL SCHEMES

The land is not currently entered into any schemes.

LOCAL AUTHORITY

West Dorset District Council, DT1 1UZ
Tel: 01305 251010



AGENTS NOTES

The vendors will create a new access gateway from Monkwood Lane to serve the land at their expense within 12 months of completion. In the meantime the land can be accessed using the driveway to Glitney Farm.

COVENANTS

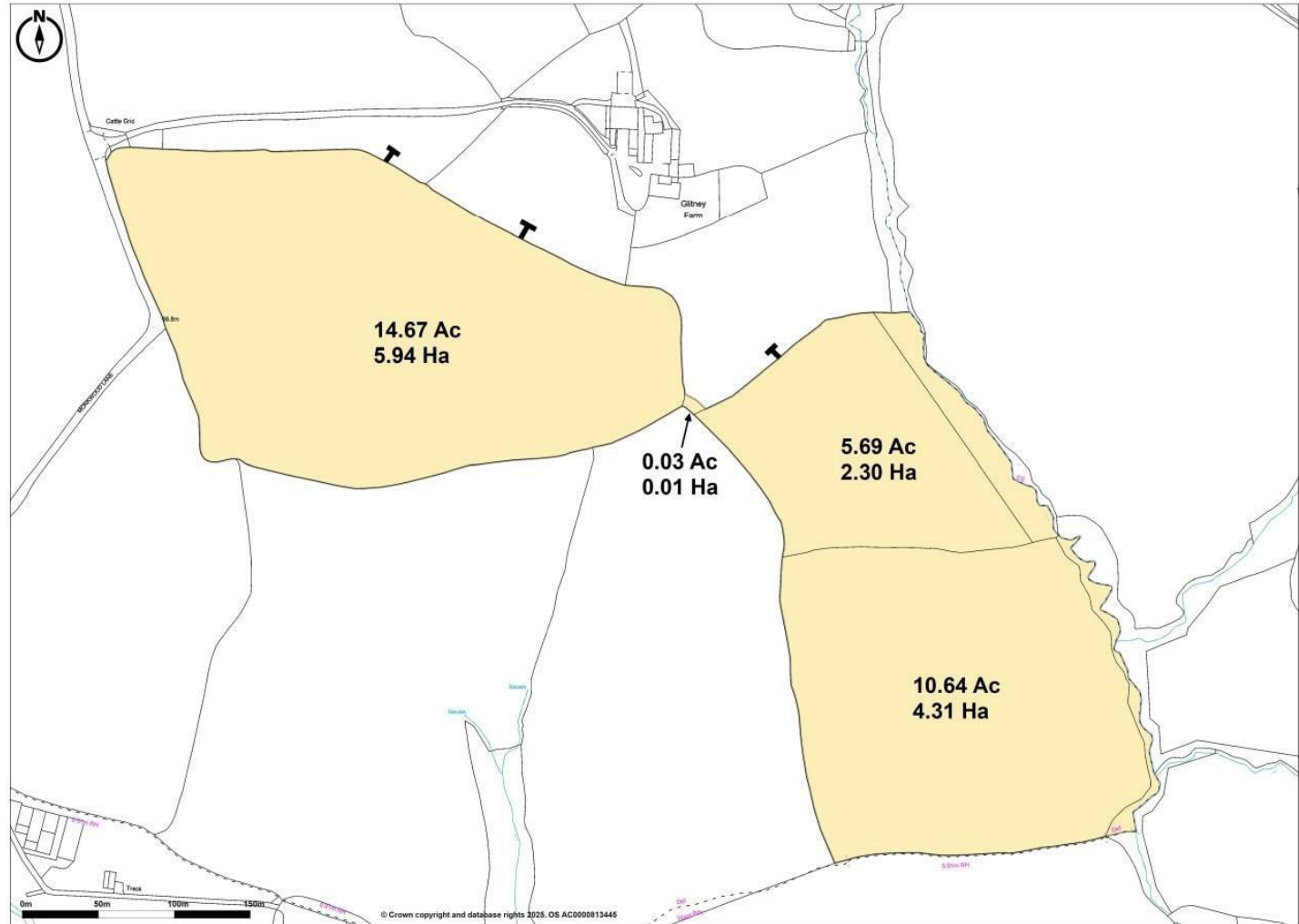
The vendors will place a restrictive covenant in the sale contract stating that no agricultural or residential buildings are to be erected on the land.

DIRECTIONS

From Broadwindsor proceed south on the B3162 towards Bridport. At Four Ashes crossroads turn left signposted Blackney and Shave Cross. The land will be found on your left after about 1.15 miles. What3words /// soonest.next.debit

VIEWING

Unaccompanied during daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further information is available from Ross Willmington or Ella Wittridge on 01297 33122.



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LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size - A4

AxAg/MRW/May25



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