



LAND AT HORN PARK FARM
BEAMINSTER

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Beaminster, Dorset DT8 3PT

Beaminster 0.8 miles • Crewkerne 4.3 miles • Bridport 5.0 miles

**TO LET: An exciting opportunity to occupy up to 185 acres of arable and pasture land
Available in two lots under Tenancy and Licence**

- Lot 1: Gently sloping pasture, suitable for both grazing and mowing, with approximately 53 acres suitable for arable cropping; extending to 107.83 acres in all and available on a 5-year Farm Business Tenancy (FBT)
- Lot 2: A mixture of sloping and steeply sloping permanent pasture suitable for grazing, with approximately 30 acres suitable for mowing; extending to 77.34 acres in all and available under Licence
- Available from the 1st May 2025
- Offers invited by Informal Tender by 12:00 noon on the 1st April 2025



Stags Professional Services
7 High Street
Wellington
Somerset TA21 8QT
Tel: 01823 653424
Email: professional.wellington@stags.co.uk





Description

Lot 1 is available on a 5-year FBT and comprises 107.83 acres of gently sloping pasture, suitable for grazing or mowing. Arable cropping of field parcels 0449, 0865, 3873, 4351 and 9434 (circa 53 acres) will be permitted, subject to a prohibition on the growing of maize.

Lot 2 is available on an annual grazing/mowing licence and comprises 77.34 acres of sloping and steeply sloping permanent pasture, suitable for grazing, of which approximately 30 acres is also suitable for mowing.

The land is predominantly classified as Grade III on the Agricultural Land Classification Map South West Region, with smaller areas of Grade IV; comprising a mix of *“slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”* and *“freely draining slightly acid loamy soils”*.

The boundaries are largely fenced, in part with permanent electric fencing but not guaranteed stock-proof. Prospective Tenants must therefore satisfy themselves as to the quality of the boundary fences (where present) before stocking the land.

Heads of Agreement can be found within the Tender Pack, available upon request from Stags Professional Services Department in Wellington.

Services

Lot 1 benefits from a mains water supply, with troughs serving each parcel.

Lot 2 benefits from a spring water supply, with troughs serving parcels 0192, 0613, 2228 and 7827.

Access

Access to Lot 1 and Lot 2 is afforded directly from the B3163 and to Lot 1 only, via Common Water Lane. A right of access for the benefit of Lot 2 will also be granted over the driveway and yard serving Horn Park Farm.

Agri-environmental Schemes

The land is not currently entered into any agri-environmental schemes but is registered on the Rural land Register and can be transferred to the Incoming Tenant.

The occupier of Lot 1 will be permitted to enter such schemes as are appropriate to the permitted use of the land, with the Landlords written consent (such consent not to be unreasonably withheld).

The Landlord reserves the right to enter Lot 2 into such schemes as are appropriate to the permitted use of the land.

Tenders proposing boundary improvements under the Countryside Stewardship Capital Grant Scheme (or similar successor scheme) will be looked upon favorably.

Viewing

The land can be viewed at any time on foot, whilst in possession of a copy of these particulars.

Those viewing the land are asked to ensure that all field gates remain closed.

Tenders

Tenders are invited by 12:00 noon on the 1st April 2025.

A Tender Pack including Tender Form and 'Heads of Agreement' for the tenancy and licence are available from Stags Professional Services Department in Wellington.

All Tenders should be returned to the Stags Wellington office in a sealed envelope marked 'Horn Park Farm Tender'.

The bid should clearly state the amount of annual rent and/or licence fee tendered in pounds sterling. The Tender Form should be accompanied by a summary of the Tenants farming background, current farming operations and proposed farming system. The Landlord is under no obligation to accept the highest, or any Tender.

Grid Reference

Lot 1: Ordnance Survey reference ST 45314 02433
(What3Words: cavalier.portfolio.chaos)

Lot 2: Ordnance Survey reference ST 46280 02225
(What3Words: covertly.releasing.eternally)

Directions

To access Lot 1 from the village of Broadwindsor, head east on the B3163 towards Beaminster. After approximately 0.5 miles you will come to a hill. Continue up the hill and as you drop down the other side, the land can be found on the left-hand side of the road, immediately east and west of Clandon Farm.

Lot 2 can be found approximately 0.4 miles further down the road, again on the left-hand side, immediately north and east of Horn Park Quarry Business Park.

Horn Park Farm itself can be found a further 0.3 miles down the road, again on the left-hand side.

To access Lot 2 from the town of Beaminster, head west on the B3163 to Broadwindsor. Pass Buglers on the left-hand side and continue for 0.4 miles. Horn Park Farm can be found on the right-hand side of the road, immediately upon leaving the 'S' bend.

Lot 2 can be found approximately 100 yards further down the road, on the right-hand side, immediately before Horn Park Quarry Business Park.

Lot 1 can be found a further 0.4 miles down the road, immediately after the Horn Park Quarry Business Park.

General Remarks

Local Authority

Dorset Council.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Sporting, Mineral & Timber Rights

The sporting rights, specifically those for hunting and shooting, are reserved and exercised by the landowner. The mineral and timber rights are reserved but not currently exercised.

Wayleaves, Rights of Way, etc

The property is let subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables, etc or water or drainage pipes, etc either passing upon, over or under it

The property is also let subject to and with the benefit of any public or private rights of way or bridleways.

It should be noted that a Public Right of Way (Footpath W23/8) crosses over land contained within Lot 2; intersecting parcels 0192, 1565, 2228, 3848 and 8998.

Plans & Boundary Fences

An illustrative plan of the holding is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise as to its accuracy. Please note the plan is for informative purposes only. It is not to scale and is not to be relied upon.

Heads of Agreement

Full Heads of Agreement will form part of the Tender Pack, available on request from Stags Professional Services, 7 High Street, Wellington, Somerset TA21 8QT.

T: 01823 653424

E: professional.wellington@stags.co.uk

Deposit

A non-refundable deposit equal to 25% of the annual rent and/or licence fee will be required upon acceptance of a tender to secure the tenancy and/or licence. This deposit may then be used towards the first rent and/or licence fee payment.

Disclaimer

These particulars are a guide and should not be relied upon for any purpose.



Lot 1

Lot 2

Land at Horn Park Farm



Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No VA 100033416

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. Z24340-01 Date 14.02.25



