



Symonds
& Sampson

Land West of Greenford Lane

Maiden Newton, Dorchester, Dorset

Land West of Greenford Lane

Maiden Newton
Dorchester
Dorset DT2 0EE

32.21 acres (13.03 hectares) of gently level to sloping free draining, productive pasture land, situated south-west of the village of Maiden Newton.

For sale by Informal Tender

As a whole, with the deadline on Tuesday
24th November 2026.

- Ring-fenced block of productive pasture land
 - Useful agricultural building
 - Multiple points of access
- Far reaching views of the surrounding countryside

Guide Price **£320,000**

Freehold

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

Dorchester Agricultural
01305 236237

ochamings@symondsandsampson.co.uk
wallis@symondsandsampson.co.uk



THE PROPERTY

32.21 acres (13.03 hectares) of gently level to sloping free draining, productive pasture land, situated south-west of the village of Maiden Newton. The land is divided into five fields, all with livestock fencing and enclosed by mature hedgerows. The northern three fields have the capability to support arable crops.

There is a useful steel portal frame agricultural building (60ft x 60ft) and yard area, previously used for lambing and housing livestock over the winter months. The property benefits from multiple points of access from the public highway.

SITUATION

The land is situated to the south of the village of Maiden Newton and 9 miles to the east of the County Town of Dorchester. The nearby A35 and A37 trunk roads provide good communication links.

DIRECTIONS

From the village of Maiden Newton, take the A356 towards Crewkerne. On leaving the village, take the left hand turning onto Greenford Lane. After 160 metres, turn right at the junction and the access is adjacent to the agricultural building after 100 metres on the left hand side, as indicated by the Symonds and Sampson "For Sale" board.

ACCESS

The land has direct access off Greenford Lane and the road to Wynford Eagle.

WHAT3WORDS

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SERVICES

The property benefits from mains water and mains electricity connections.

TENURE & POSSESSION

Freehold with vacant possession on completion.

PUBIC RIGHTS OF WAY

There are no public rights of way across the property.

DESIGNATIONS

The land is located within the Dorset National Landscape and Nitrate Vulnerable Zone (NZV).

ENVIRONMENTAL SCHEMES

The land is in a Countryside Stewardship Agreement due to end 31/12/27, with option GS2 - manage grassland with very low inputs. The purchaser will be transferred the agreement and be required to manage and maintain the land in accordance with prescriptions of this option up until the end date. Further details from the selling agent.

LOCAL AUTHORITY

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

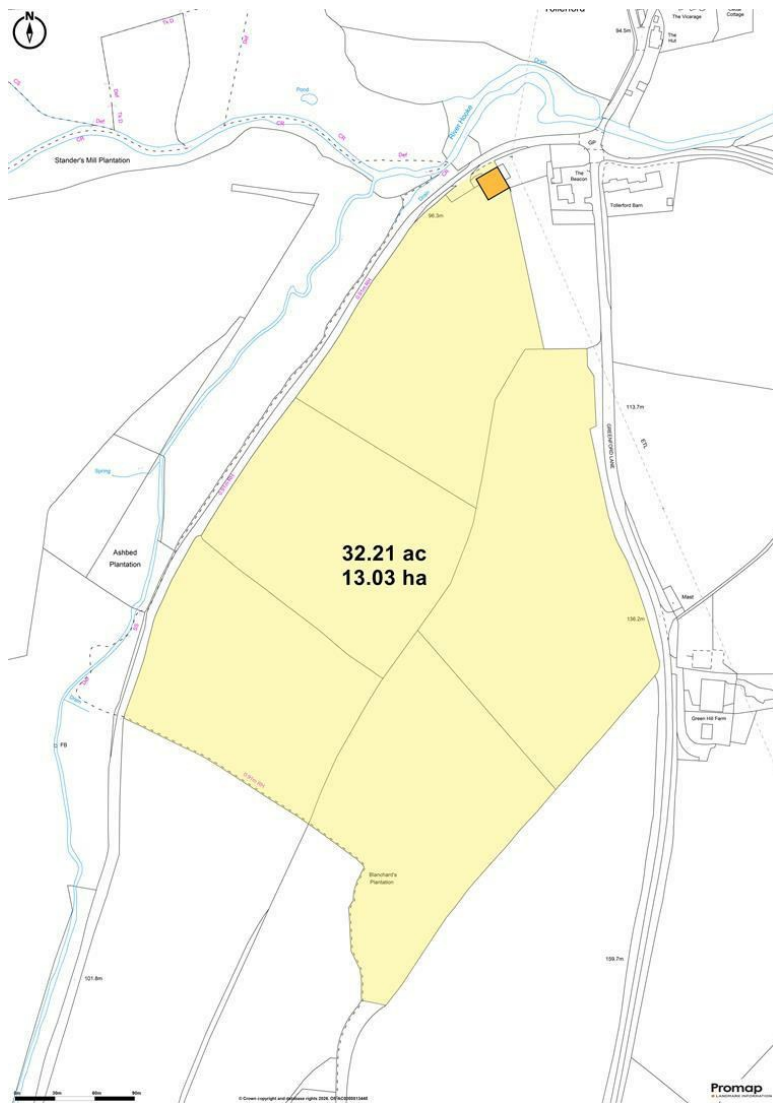
SOLICITORS

Porter Dodson Solicitors - Steve Farnham.
Email: steve.farnham@porterddodson.co.uk
Tel: 01305 756309

METHOD OF SALE

The land is for sale by Informal Tender. Tenders are to be submitted on the attached tender form and returned to our Burraton House office by Noon on Tuesday 24th November 2026.





Burraton/OC & WW/09.10.26



01305 236237

burraton@symondsandsampson.co.uk
Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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



INFORMAL TENDER CONDITIONS

Land West of Greenford Lane, Maiden Newton, Dorchester, Dorset, DT2 0EE

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 Noon on Tuesday 24th November 2026

Symonds and Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR
REF: OC/WW – Land West of Greenford Lane EMAIL: ochamings@symondsandsampson.co.uk

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum 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.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the inclusion of any fixtures or fittings, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words “**Land West of Greenford Lane - Informal Tender Offer**” or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor’s solicitor will issue a draft contract following acceptance of an offer.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor does not commit to accept the highest or any offer.



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REF: OC/WW – Land West of Greenford Lane EMAIL: ochamings@symondsandsampson.co.uk

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

I/We.....

of.....

Telephone:Email.....

Hereby submit for **Land West of Greenford Lane, Maiden Newton, Dorset, DT2 0EE** as indicated in the sales particulars, an offer in the sum of:

£..... Offer in words

Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:..... Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:.....

My/our solicitors are:

Anticipated timescale:

If your offer is subject to sale, please provide further information, including your selling agent's details, any other relevant comments -

.....

.....

Dated:

Signed: