

An aerial photograph of Chilfrome Farm in Dorset, showing a vast landscape of rolling hills and fields. A central road or path runs through the middle of the farm, flanked by hedges and trees. The fields are a mix of golden-brown and green, indicating different stages of growth or harvest. The sky is clear and blue.

Symonds
& Sampson

Chilfrome Farm

Chilfrome, Dorchester, Dorset





Chilfrome Farm

Chilfrome
Dorchester
Dorset, DT2 0HA

An attractive and private, ring fenced farm in the heart of West Dorset with useful agricultural buildings and panoramic topography.

- 364.50 acres (147.51 hectares)
- Two farm buildings, one with livestock handling area
 - Seven points of access from the public highway
 - Good connectivity with central track
- High conservation value and environmental potential
 - Far reaching Dorset countryside views
 - Sporting appeal in a rolling valley

Freehold

For sale by Private Treaty as a whole

Burraton House, 5 Burraton Square, Poundbury, DT1 3GR
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SITUATION

The farm is situated just less than a mile north-west of the village of Maiden Newton providing village shops, garage, doctor's surgery, fuel station, public house and a primary school. The County Town of Dorchester, 7 miles to the south-east, provides an excellent range of retail, recreational and commercial facilities.

The A35 and A37 trunk roads and mainline stations at Dorchester provide good communication links.

The area is well served by independent and state schools including the Sherborne Schools, Leweston, Milton Abbey, Bryanston and Sunninghill Prep School.

INTRODUCTION

Chilfrome Farm offers prospective purchasers the opportunity to acquire a ring-fenced parcel of attractive and private agricultural land in this sought after part of Dorset. Well suited to a range of farming enterprises, the farm is predominantly pastureland but also includes areas of arable land and woodland.

The current owners have owned the farm since 2001, grazing livestock and producing arable crops as well as establishing two areas of woodland.

This excellent farm has considerable agricultural, conservation, environmental and amenity appeal with far reaching views, mature hedgerows, established fencing and is in no way obviously overlooked by other property.

Chilfrome Farm would make a useful addition to an existing agricultural enterprise, but equally has the scale to be a standalone unit.



DIRECTIONS

From Dorchester, take the A37 towards Yeovil, turning left onto the A356 (Crewkerne Road) after about 4 miles. Drive through the village of Maiden Newton, heading uphill out of the village. The southernmost access to the farm will be found on the right-hand side opposite the junction to Toller Porcorum. The farm can also be accessed from Higher Drove to the north and east.





THE LAND

The property extends to a total of 364.50 acres (147.51 hectares), summarised below:

DESCRIPTION	ACRES	HECTARES
Pastureland	334.64	135.43
Arable Land	18.76	7.59
Woodland	7.57	3.06
Buildings & Tracks	3.53	1.43
TOTAL	364.50	147.51

The farmland is arranged in one ring-fenced block with soils being a mix of Blewbury and Batcombe types, being clayey over chalk in areas, with others being a deep loam to clay, all of which are generally free draining.

A mix of grades 3, 4 and 5 in terms of agricultural classification.

The land is laid out in a valley configuration, with the top and bottom parts of the valley being the most productive and level. The valley sides provide shelter from the prevailing weather from the southwest and are of high conservation value, being recognised as Lowland Calcareous Grassland on Natural England's Priority Habitat Inventory and as a Site of Nature Conservation Interest by Dorset Council.

All of the pastureland has been grazed by livestock and benefits from a good standard of stock fencing with drinking troughs distributed throughout.

The topography dictates that the lower part of the valley is incredibly private, not being overlooked by other properties and would lend itself to sporting opportunities.

FARM BUILDINGS

Two farm buildings offer both a useful and adaptable provision of built space, suitable for livestock enterprises or agricultural storage, summarised below:

Building	Use	Description	Size
A	Livestock Housing & Handling	Concrete frame, part concrete floor with central feed trough, footbath and external yard / handling area. Enclosed to 3 sides.	16.45m x 14.10m (54ft x 46ft)
B	Agricultural Storage	Concrete frame, earth floor, open to 3 sides.	18.03m x 17.90m (60ft x 59ft)





TENURE AND POSSESSION

Freehold with vacant possession upon completion.

SPORTING, TIMBER AND MINERALS

Sporting rights, timber rights and mineral rights are all included and run with the rest of the freehold.

SERVICES

The farm benefits from a private water supply (borehole) on land in separate ownership.

PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS

Footpaths (marked dashed blue on the plan) and bridleways (marked dashed brown) cross the property and 3 parcels are Open Access Land, as defined by the Countryside and Rights of Way Act 2000.

RURAL GRANT SCHEMES

The land is subject to a Higher Tier Countryside Stewardship Agreement started 1st January 2024, ending 31st December 2033 (with some options ending 31st December 2028), which includes retained land. It is estimated that the annual payments due from options on land at Chilfrome Farm are currently approximately £49,500 per annum. More details available from the agent on request.

None of the land is subject to a Sustainable Farming Incentive Agreement.

Any delinked payments due in relation to the Basic Payment Scheme will be retained by the vendors.



DESIGNATIONS

All of the property lies within the Dorset National Landscape (previously Area of Outstanding Natural Beauty) and within a Nitrate Vulnerable Zone within part of the Poole Harbour catchment. Part of the property is recognised on Natural England's Priority Habitat Inventory and as a Sites of Nature Conservation Interest by Dorset Council.

LOCAL AUTHORITY

Dorset Council, telephone number: 01305 221000 / www.dorsetcouncil.gov.uk

VIEWINGS

All viewings are by appointment only with the vendors' sole agents.





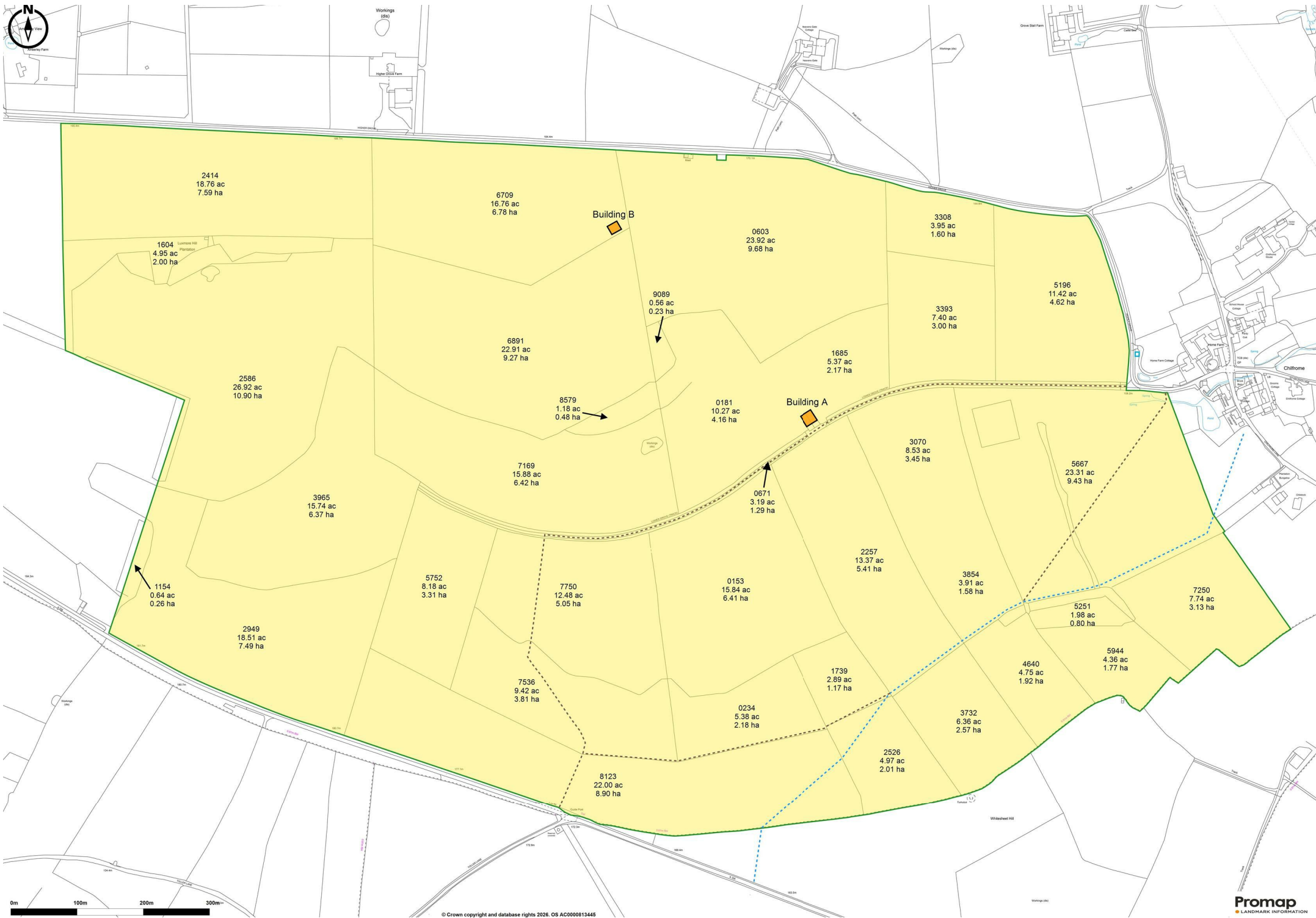
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(Photographs taken - August 2026)







Burraton/GJW/20.08.2026



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