



LAND AT HARTHILL

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SHAFTESBURY, DORSET SP7 9QT

Shaftesbury 1.4 miles • Gillingham 4.4 miles • Sturminster Newton 8.3 miles

TO LET: An exciting opportunity to occupy 17.40 acres of permanent pasture
Available on a 5+ year Farm Business Tenancy

- 17.40 acres of gently sloping permanent pasture
- Suitable for grazing and/or mowing
- Mains water and direct road access
- Available on a 5+ year FBT from 1st June 2026
- Offers invited by Informal Tender
- Tenders invited by 12:00 Noon on Friday 1st May 2026



Stags Professional Services
5 Hammet Street
Taunton
Somerset TA1 1RZ
Tel: 01823 256625
Email: professional.taunton@stags.co.uk



Description

The property comprises a single enclosure of gently sloping permanent pasture, suitable for grazing or mowing; extending to approximately 17.40 acres in all.

The land is classified as Grade III on the Agricultural Land Classification Map South West Region, with *“freely draining slightly acid loamy soils”*.

The boundaries are largely fenced but not guaranteed stockproof. Prospective Tenants must therefore satisfy themselves as to the quality of the boundary fences prior to stocking the land.

Services

The land benefits from a mains water supply

Agri-environmental Schemes

The land is not currently entered into any agri-environmental schemes.

The Incoming Tenant 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).

Tenders proposing boundary improvements under the Capital Grant Scheme (or similar successor scheme) will be looked upon favourably

Access

Access to the land is afforded via field gates leading directly off North Down Lane to the south.

Viewing

The land can be viewed at any time on foot, whilst in possession of a set of these particulars. Those viewing the land are asked to ensure that all field gates remain closed.

Directions

From the A303, take the A350 towards Shaftesbury and head south for approximately 6.2 miles. Before reaching Little Down Business Park, turn left (signposted Donhead St Mary and Wincombe). Continue for approximately 0.3 miles, whereafter the land can be found on the lefthand side of the road, marked with a Stags 'To Let' sign.

From Shaftesbury, head north on the A350 towards the A303. As you leave the town, continue past Little Down Business Park on the left and take the first right (signposted Donhead St Mary and Wincombe). Continue for approximately 0.3 miles, whereafter the land can be found on the lefthand side of the road, marked with a Stags 'To Let' sign.

Grid Reference

Ordnance Survey Reference ST 87297 24885

What3Words

///gilder.looked.unlocking

Tenders

Tenders are invited by 12:00 Noon on Friday 1st May 2026.

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

All Tenders should be returned to the Stags Taunton office in a sealed envelope marked "Land at Harthill".

The bid should clearly state the amount of annual rent 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.



General Remarks

Local Authority

Wiltshire Council.

Landscape Classification

The land is located within the Cranborne Chase National Landscape.

Nitrate Vulnerable Zone

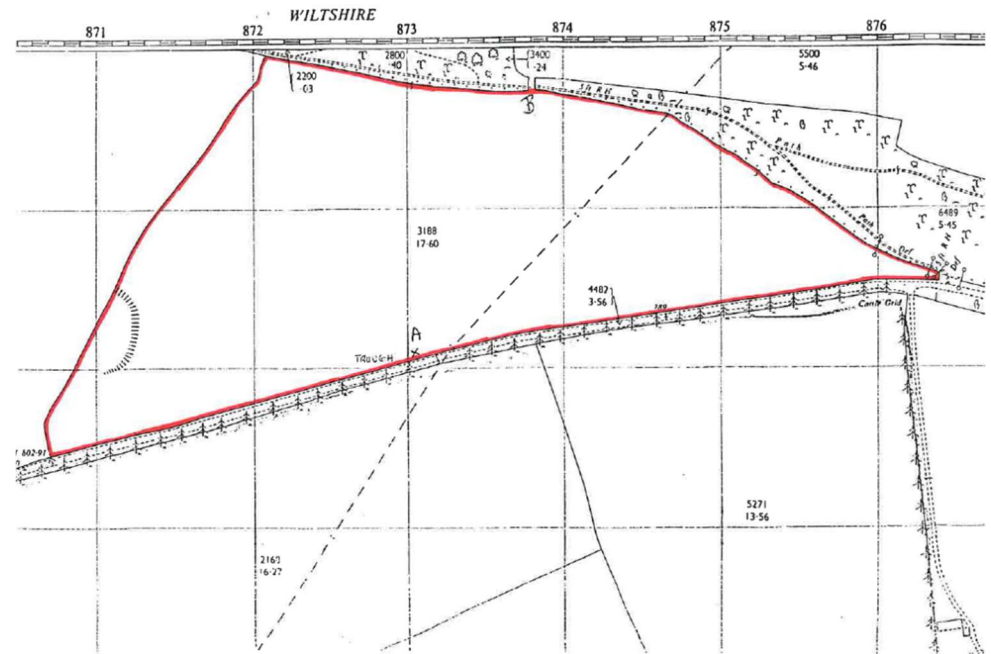
The land is located within a Nitrate Vulnerable Zone.

Sporting, Mineral & Timber Rights

The sporting, 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, annual payments in respect of which are reserved by the landowner. The property is also let subject to and with the benefit of any public or private rights of way or bridleways.



Plans & Boundary Fences

An illustrative plan of the holding is provided above. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plan is for informative purposes only. The plan 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, 5 Hammet Street, Taunton, Somerset TA1 1RZ.

T: 01823 653424

E: professional.taunton@stags.co.uk

Deposit

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

Disclaimer

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