



## Dev Land at Trapdoor Farm, East Orchard, Shaftesbury, Dorset SP7 0LG

A rural development site on the edge of the hamlet of East Orchard set within approximately two acres of land within easy reach of Shaftesbury and surrounded by open Dorset countryside.

- Approx. 2 acres in total, adjoining open countryside
  - Peaceful location on the edge of the hamlet
  - Ideal opportunity for developer or private builder
- Approved consent for three dwellings
- Rural yet accessible location close to Shaftesbury & Gillingham
- Large barn with planning potential included

Guide Price £500,000

Freehold

## SITUATION

The property is located in the rural hamlet of East Orchard, 2 miles west of the charming village of Fontmell Magna with a village store, pub, primary school, and church. 4 miles north is the Saxon hilltop town of Shaftesbury offering a range of boutique shops, supermarkets and recreational and commercial facilities. 4 miles south is the former market town of Sturminster Newton and a mainline railway station is at Gillingham, 6 miles away. On the doorstep is a network of country lanes, bridleways and footpaths to enjoy walking, cycling or riding. Melbury Hill and Fontmell Down provide open access for walking and riding. Within an hour's drive is the Dorset Jurassic coast and the larger towns of Bournemouth and Salisbury.

Despite its rural setting, the site enjoys good connectivity to local towns, amenities and road networks, making it highly appealing for future residential buyers seeking countryside living without isolation.

## PLANNING PERMISSION

Buildings at Trapdoor Farm, Village Road to Trapdoor and Henbury Farm, East Orchard, Shaftesbury, Dorset SP7 0LG - Planning application: P/FUL/2025/05069

The site currently comprises a collection of former agricultural buildings and yard with a planning consent approved by Dorset Council (Ref: P/FUL/2025/05069) for the demolition of the existing buildings and the erection of three new dwellings, together with associated landscaping, groundworks, access and parking.

The site previously benefited from an approved Class Q Prior Approval

(Ref: P/PAAC/2024/03521) for the conversion of the agricultural buildings into three residential dwellings, establishing the principle of residential development on the site.

The current full planning consent offers an enhanced approach, with the approved new-build dwellings designed to better suit modern living requirements, while respecting the rural character of the surrounding area.

A large barn is included (surplus to the current consent) within this offering, and subject to relevant future consents could be another dwelling.

## DIRECTIONS

What3words:///mistaking.bumps.soldiers

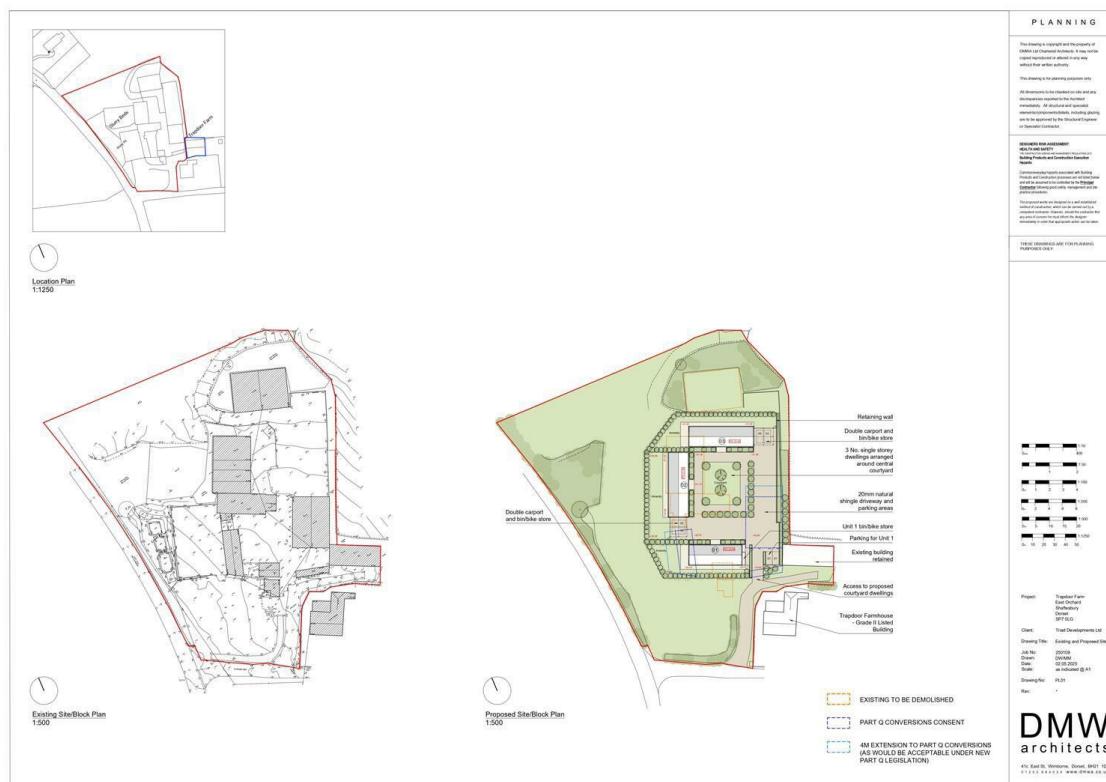
## SERVICES

Main water and electricity to site. Buyer to connect to drainage.

## VIEWINGS

By prior appointment.

Please note Trapdoor Farm is a former working farmyard. Please take care when viewing and be aware of any trip hazards and / or sharp objects.



STU/GWB/0226



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