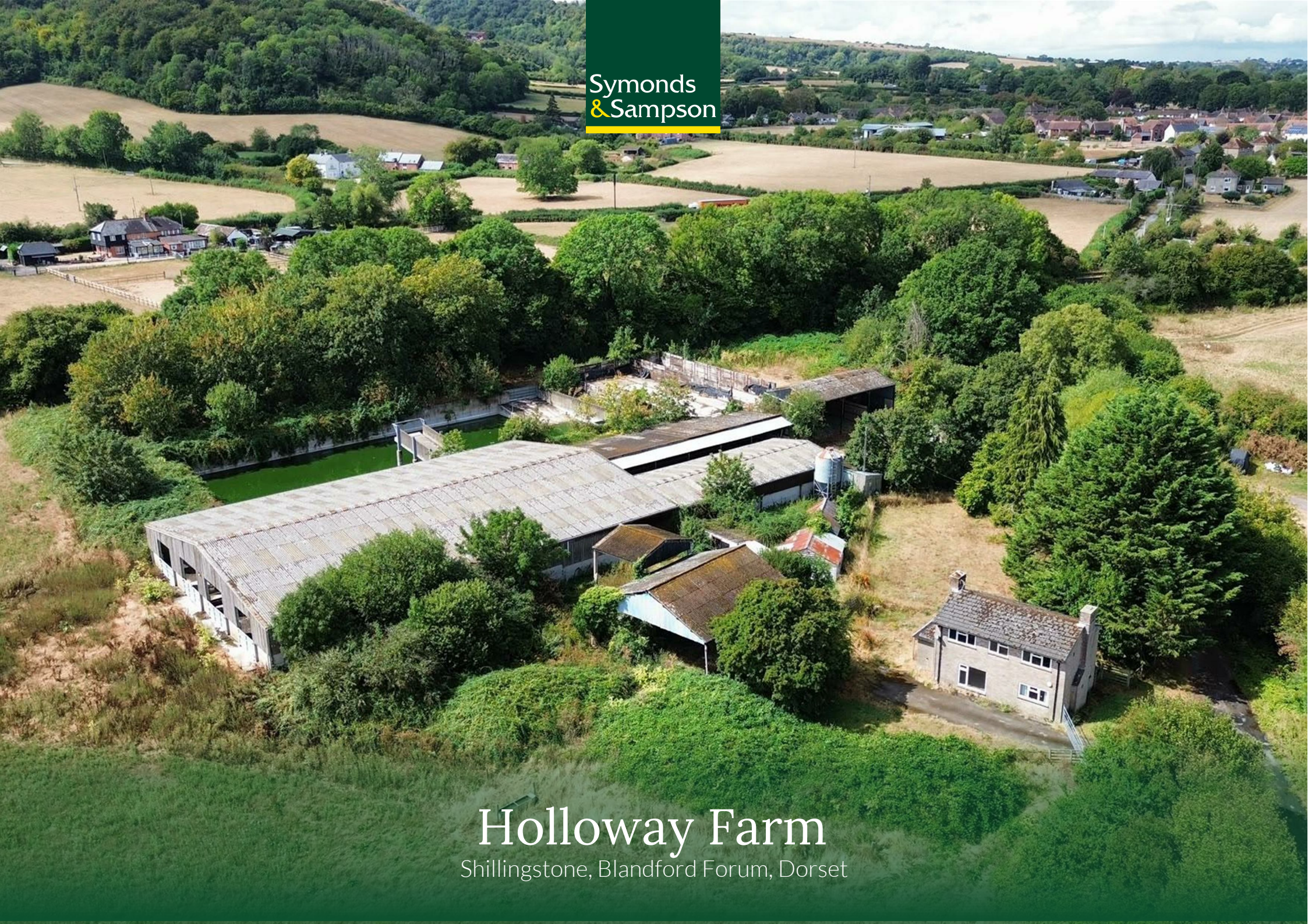


An aerial photograph of Holloway Farm in Shillingstone, Dorset. The farm features a large, long, grey-roofed building with a corrugated metal roof, surrounded by lush green trees and vegetation. To the right of the main building is a smaller, two-story stone house with a tiled roof. The farm is situated in a rural landscape with rolling hills, fields, and a small village in the background. The sky is blue with some clouds.

Symonds
& Sampson

Holloway Farm

Shillingstone, Blandford Forum, Dorset



Holloway Farm

Shillingstone
Blandford Forum
Dorset
DT11 0SY

Available to let on behalf of Dorset Council, Holloway Farm offers an excellent opportunity to rent an equipped compact dairy farm that would also lend itself well to other livestock uses together with a detached 3 bedroom farmhouse, range of dairy/livestock buildings, and approximately 147.84 acres (59.89 hectares) of versatile and productive arable and pasture land.

Dorset Council Progression Farm to be let on a 20-year Farm Business Tenancy commencing on 25th March 2027 or earlier by negotiation.

Applications for Tender to be received in writing by 12 noon on Wednesday 28th October 2026.



 147.84 acres

- 20 year Farm Business Tenancy
- Potential range of uses including dairy, livestock, and/or arable
- Located in the heart of the North Dorset countryside

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LOCATION

Holloway Farm occupies a rural position off Holloway Lane on the south eastern edge of Shillingstone in the heart of the North Dorset countryside. Shillingstone provides a range of local amenities including a village shop, public house and primary school. Sturminster Newton is about 4.50 miles to the north west and Blandford Forum is some 5 miles to the south east. The holding is located at the end of Holloway Lane, a short distance from the A357 main trunk road which provides links to regional towns and beyond.

THE PROPERTY

Holloway Farm forms part of the Dorset Council's farm estate, having been historically operated as a dairy farm. The farm is privately positioned at the end of Holloway Lane and now presents an opportunity for prospective tenants to consider a range of uses including dairy, livestock, and/or arable uses. The holding may be suitable for dairy and other livestock enterprises. Prospective tenants should be aware that stocking levels may be constrained by Environment Agency requirements, including the capacity of the existing slurry storage and the area of the Holding within the Nitrate Vulnerable Zone. Applicants will be required to satisfy themselves as to the suitability and capacity of the Holding for their proposed enterprise. The holding has the benefit of a well-proportioned, modern, three bedroom farmhouse, together with a range of modern farm buildings, and adjoining productive, level arable and pasture land extending to about 147.84 acres (59.89 hectares).

AGENTS COMMENTS

Holloway Farm presents an opportunity for prospective tenants to rent a privately but easily accessible livestock holding which is now ripe for improvement. Whilst it lends itself well to being continued as a small dairy farm or livestock unit, Dorset Council will consider all other uses for the holding. This is a farm presently 'in its working clothes' and with the 20-year term being offered, this is an opportunity not to miss.



THE FARMHOUSE

Holloway Farmhouse is a detached 3 bedroom house constructed of brick elevations beneath a pitched tiled roof with UPVC double glazed windows throughout. The property is centrally positioned within its established enclosed gardens which comprise level lawns interspersed with trees and shrubs. Access to the farmstead is available from the garden and there is car parking to the front of the house.

The ground floor accommodation comprises a boot room, ground floor WC, a modern kitchen with wall and floor units, Belling double oven and hob, and space for white goods, and a spacious sitting/dining room. On the first floor there are two good sized double bedrooms and a single bedroom together with a modern family bathroom with a low level WC, bath and overhead shower, and wall mounted basin. There is access from the bathroom to the eaves which provides additional storage space.

THE FARM BUILDINGS

The farm buildings are accessed directly off Holloway Lane to the north west of the farmhouse and comprise a range of modern livestock/dairy buildings together with a 10:20 swingover milking parlour, cubicle housing for 111 head, outdoor sleeper wall silage clamps, and slurry storage. The farm buildings are serviced by areas of yards, hardstanding and trackways.



THE LAND

A productive block of arable and pasture land extending to approximately 145.98 acres (59.07 hectares). The land is principally accessed from Holloway Lane at various points or directly from the farmstead. The land wraps around the woodland known as Alders Coppice and adjoins the River Stour on the northern and eastern boundaries. The land is divided into a number of workable enclosures of level arable and permanent pasture land, all with the benefit of interlinking access points via field gateways. In recent years, the land has been utilised for livestock grazing and arable uses.

The land is largely enclosed by mature hedgerow boundaries, supplemented in part by post and wire fencing. There are mains water connections to part of the land that are served by water troughs. Natural water supplies are from the lands adjoining the watercourses.

The land is understood to be classified on the Agricultural Land Classification Map as being a combination of Grade 2 and Grade 4 quality. The soils are described as being a mixture of loamy, freely draining, slightly acid but base rich soils and loamy and clayey floodplain soils with naturally high groundwater.

SERVICES

Holloway Farm is understood to benefit from the following services:

Holloway Farmhouse: Mains electricity (single phase), private drainage in the form of a septic tank and an oil fired central heating system

A current EICR certificate is in place

Farm Buildings: Mains electricity (three-phase) and mains water

The Land: Mains and natural water supplies

EPC RATING

Holloway Farmhouse has an EPC rating of D

COUNCIL TAX RATING

Council Tax Band D – £2,714.58 2026/2027

DESIGNATIONS

Holloway Farm is understood to be subject to the following designations:

- SSSI Impact Risk Zone
- Part of the holding is in a Nitrate Vulnerable Zone
- Part of the holding is in the Dorset National Landscape (formerly AONB)
- Part of the holding is in flood zones 2 and 3

ENVIRONMENTAL SCHEMES

The land at Holloway Farm is not presently subject to any Environmental Stewardship Schemes. The Landlord will actively encourage tenants to engage with appropriate available schemes. Towards the end of the tenancy, the Landlord will be reluctant to authorise complex options that could limit the marketability of the farm in seeking a new tenant. Early consultation on any agreement which will run longer than the term date would be recommended.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The letting will be subject to all existing and future wayleaves, easements and rights of way. There is a public bridlepath crossing NG 8373.

SPORTING RIGHTS

The Shooting Rights are presently excluded from the letting. There is a Lease in place for the Shooting Rights over part of the land until 1st March 2029.

The Fishing Rights are excluded from the letting along the River Stour bank.

MINERAL AND TIMBER RIGHTS

Reserved to the Landlords, Dorset Council.

DORSET COUNCIL FARMS ESTATE STRATEGY

Dorset Council manages its Farms Estate in accordance with the Dorset Council Farms Estate Strategy 2026 to 2036. The Strategy provides a long term vision for a sustainable and thriving agricultural estate that supports new entrants into farming, delivers environmental improvements and enables economic prosperity.

The Estate includes Starter and Progression Farms. Starter Farms provide opportunities for new entrants to establish sustainable farming businesses, while Progression Farms



provide opportunities for existing farm businesses to progress, expand and invest. Across the Estate, the Council seeks to support sustainable food production and rural enterprise, environmental improvement and the effective stewardship and management of its land and buildings.

The successful tenant will be expected to manage and develop the Holding in a manner consistent with the aims and objectives of the Strategy. Applicants are encouraged to familiarise themselves with the Strategy, available here: <https://www.dorsetcouncil.gov.uk/w/farms-estate-strategy-2026-to-2036>.

PROGRESSION FARM

Holloway Farm is designated as a Progression Farm and is being offered on a fixed 20 year Farm Business Tenancy. The longer term is intended to provide sufficient certainty for the successful tenant to develop their business and invest in the Holding, whilst maintaining an appropriate turnover of opportunities within the Farms Estate.

METHOD AND CONDITIONS OF THE LETTING

The successful tenant will be expected to manage and develop the Holding in a manner consistent with the objectives of the Dorset Council Farms Estate Strategy 2026–2036, including the development of a sustainable agricultural business, good husbandry and management of



the Holding and appropriate environmental improvement.

Holloway Farm is being offered to let by Informal Tender as a whole on a 20 year Farm Business Tenancy Agreement to commence on 25th March 2027.

The deadline for tenders to be received in full with supporting information to Symonds & Sampson LLP, 2 Court Ash, Yeovil, BA20 1HG marked ‘Tender for Holloway Farm’ by 12 noon on Wednesday 28th October 2026.

Dorset Council will not be bound to accept the highest

rent offered or any application for the Farm Business Tenancy.

Each party shall be responsible for meeting their own professional costs. The incoming tenant will be required to register the Farm Business Tenancy with HM Land Registry and pay any arising Stamp Duty Land Tax that may be payable.

The tenancy is not likely to be extended except in exceptional circumstances in order to enable the turnover of opportunities for prospective tenants entering and moving through the sector.

Application, Selection and Interview Procedure	
Expression of Interest Form	You will be required to complete an Expression of Interest Form (attached) prior to being invited to attend a viewing day.
Viewing Days	By invitation only and compulsory for anyone genuinely intending to make an application. There will be two viewing days to be held: Thursday 1st October 2026 Thursday 8th October 2026
Application Form Issued	Issued following the viewing days for return by the tender deadline.
Tender Deadline	12 noon on Wednesday 28th October 2026. All applications must be completed in full and with supporting documentation.
Shortlisting and Interviews	A shortlist of applicants will be invited to an interview during the later part of November/early December
Tenancy Commencement	25 th March 2027

INGOINGS VALUATION

There is no ingoing payment due from the incoming tenant for fixtures or improvements, and there will be no dilapidations payment due to the incoming tenant, so tenders should be submitted on the basis of the current condition of the farm.

SCHEDULE OF CONDITION

A Schedule of Condition will be prepared on behalf of Dorset Council prior to the commencement of the Tenancy.

AGRICULTURAL LANDLORD AND TENANT CODE OF PRACTICE

Applicants should, if they have not already done so, familiarise themselves with the Agricultural Landlord and



Tenant Code of Practice for England, to understand the general principles and expectations of the respective parties in the management and use of tenanted farms.

LOCAL AUTHORITY

Dorset Council

www.dorsetcouncil.gov.uk

HEALTH AND SAFETY

Prospective applicants that are invited to the viewing days are reminded to take particular care when inspecting the property. All parties do so at their own risk. Neither the Landlord or their Agents will be held liable for any damage

or injury that may occur to the inspecting parties, their belongings or vehicles. Prospective applicants will be required to sign in upon arrival at the property.

VIEWINGS

Strictly by appointment only on the agreed viewing days.

DIRECTIONS

From Sturminster Newton head in a south easterly direction along the A357, continuing forward until you reach the village of Shillingstone. As you head out of the village on to Blandford Lane, take the left hand turning onto Holloway Lane. Proceed forward for about 0.20 miles passing under the bridge and Holloway Farm will be found on the right hand side of the lane.

WHAT3WORDS

///Sketches.cowering.unfilled

AGENTS CONTACT DETAILS

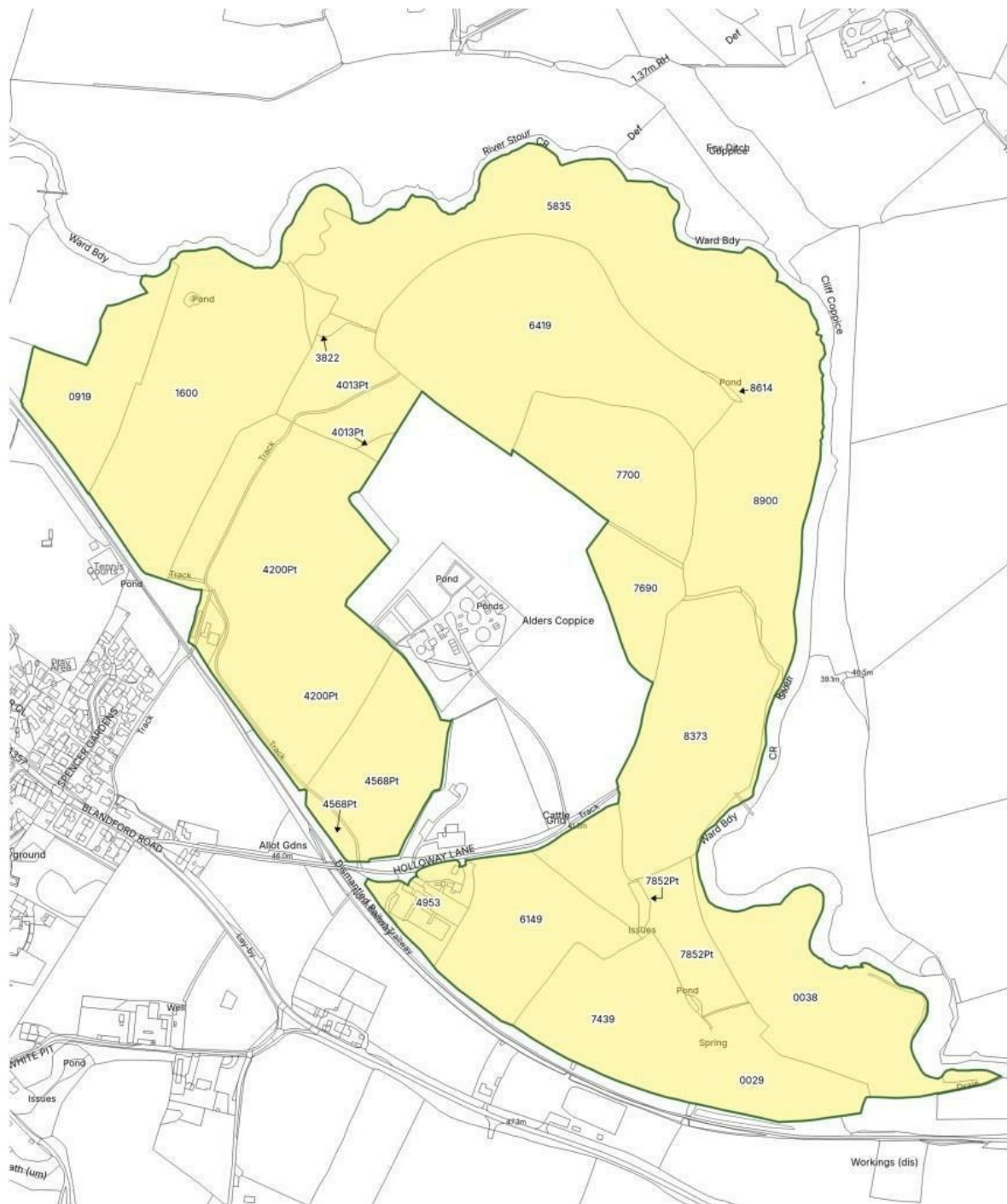
Symonds & Sampson LLP, 2 Court Ash, Yeovil, Somerset, BA20 1HG

Contact for more information

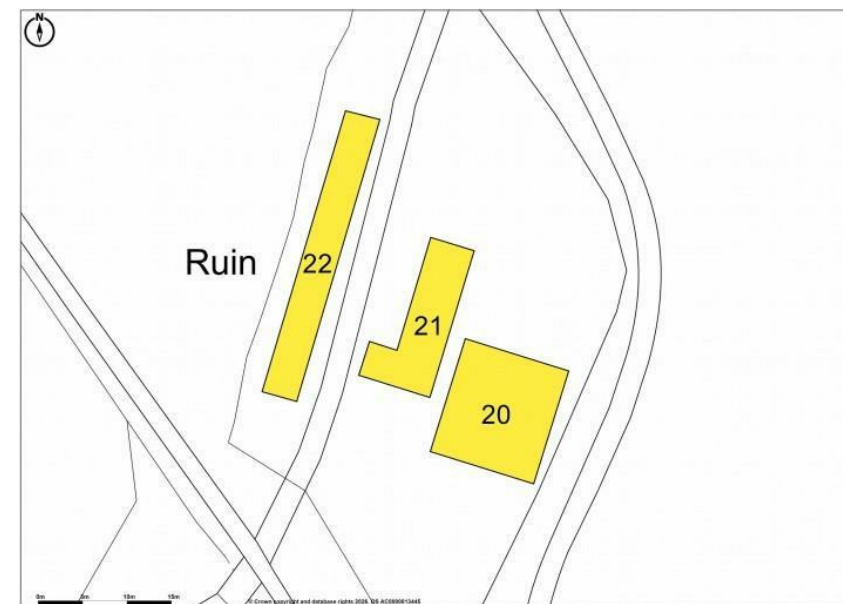
Joanna Down – jdown@symondsandsampson.co.uk

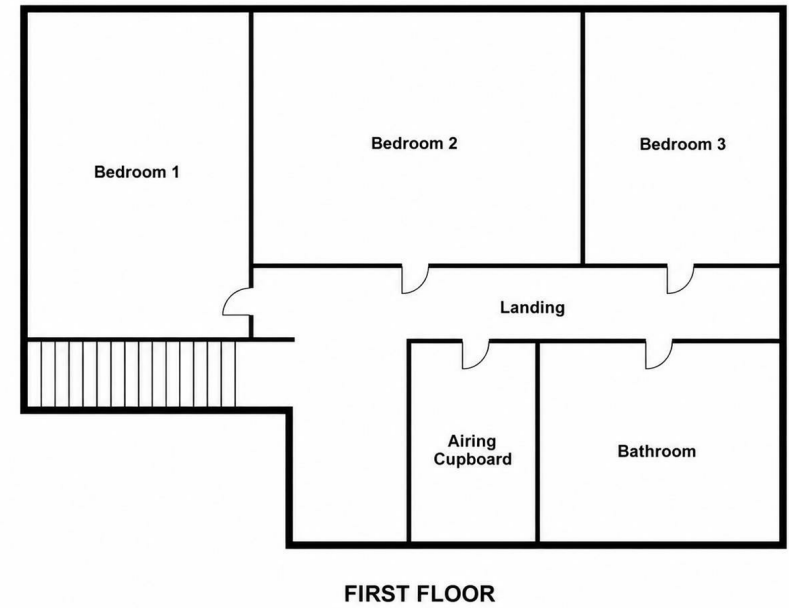
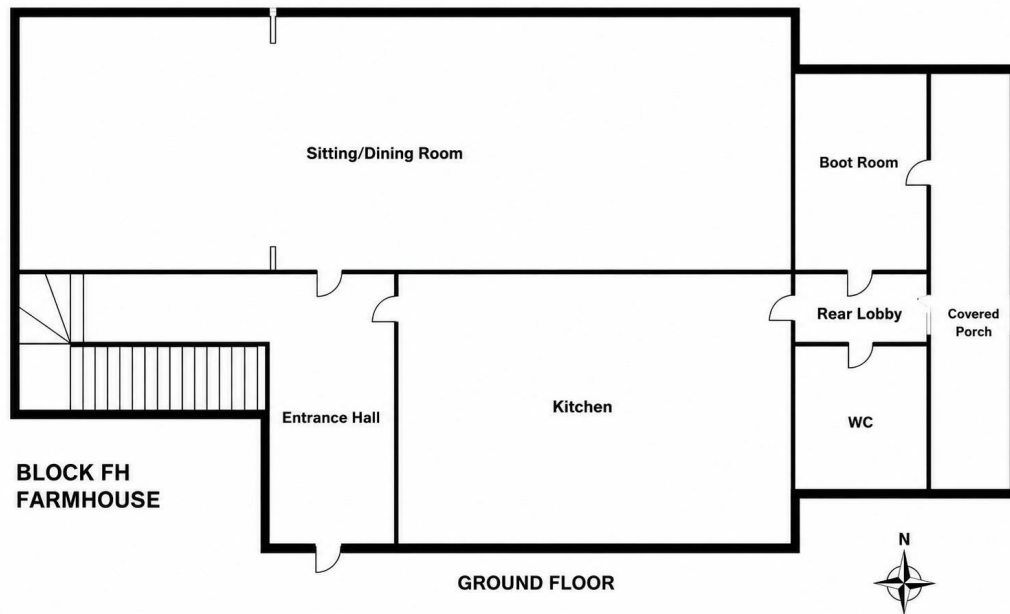
Greg Ridout – gridout@symondsandsampson.co.uk

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Field Number	Acres	Hectares	Description/Cropping
0'919	4.73	1.92	Arable
1600	14.27	5.77	Pt arable/pasture
3822	0.44	0.18	Copse/scrub
4013 pt	4.14	1.68	Arable
4200 pt	18.67	7.56	Arable and redundant buildings
4568	6.49	2.63	Arable
6149	6.92	2.8	Pasture
7439}			
0029}	11.56	4.68	Pasture
7852	5.31	2.15	Pasture/copse
0'038	9.25	3.74	Pasture
8373	10.9	4.41	Pasture
7690	3.09	1.25	Arable
7700	6.78	2.74	Arable
8900	8.46	3.42	Pasture
8614	0.07	0.03	Pond
6419	15.54	6.29	Arable
5835	19.36	7.83	Pasture
4953	1.86	0.75	Farmstead and farmhouse
Total	147.84	59.83	





Not to scale - For identification purposes only.



Building	Description
1	Holloway Farmhouse
2	Redundant 4.9m x 4.8m A Shed of block and timber elevations beneath a GI roof with concrete floor
3	Redundant 3.7m x 2.3m An open fronted timber frame Store with a GI roof
4	Redundant 3.9m x 2.4m A GI enclosed Shed with a pedestrian door
5	Redundant 3.7m x 6.5m A block and GI pair of Loose boxes with a concrete floor
6	Redundant 7.4m x 4.8m Workshop of timber elevations beneath a GI roof and having a concrete floor
7 & 8	Redundant 10.7m x 10.0m + 4.8m x 3.4m A three bay GI open sided Fodder Barn beneath a fibre cement roof with an adjoining lean to with concrete stantions beneath a fibre cement roof
9	38.6m x 25.2m A six bay Cubicle Shed of steel portal frame construction with concrete panel walling, yorkshire board beneath a fibre cement roof, having gated passages and cubicles for 77 head.
10	9.4m x 19.5m A four bay steel portal frame shed with adjoining passage way of concrete panel walling beneath a box profile roof housing the 10:20 swingover parlour
11	27.0m x 7.2m Cubicle House of concrete frame construction, with block and GI elevations beneath a fibre cement/GI roof. Cubicles for 34 head.
12	Redundant 21.8m x 4.4m Cubicle House of steel portal frame construction with block and yorkshire board elevations beneath a fibre cement roof.
13	Redundant 7.2m x 12.8m A three bay open fronted Straw/Fodder Barn of GI elevations beneath a fibre cement roof
14	7.0m x 3.4m The Dairy of block and fibre cement elevations housing the bulk tank
15	2.0m x 2.3m Shed/Store
16	Redundant Above the ground feed bin
17 & 18	Two open Silage Clamps of sleeper wall construction and concrete floor
19	Slurry Lagoon
20	Redundant
21	Redundant
22	Redundant

YeoAg/JED/26082026



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Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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; prospective tenants must make their own enquiries. The property is to be let subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. The Landlord is not required to define such rights.

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

An aerial photograph of a rural landscape. The foreground features a large, light-brown field, possibly a recently plowed or harvested area, bordered by a dense line of green trees. To the right, a stream flows through a lush green area. The background shows a patchwork of fields and more trees, with a small cluster of buildings visible in the distance. The overall scene is a mix of agricultural land and natural vegetation.

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& Sampson

EXPRESSION OF INTEREST FORM

Holloway Farm, Holloway Lane, Shillingstone, Blandford Forum,
Dorset, DT11 0SY

Symonds
& Sampson

Please complete the following form as soon as possible to:

Joanna Down jdown@symondsandsampson.co.uk

1. Applicant Details – please provide your contact details

First name(s)	
Surname	
Contact number	
Email address	
Postal address	

2. Relevant Employment and Experience – please provide brief details of your current and previous agricultural, horticultural or related employment and practical experience

Dates	Position/Role	Employer/Organisation

Please briefly describe summarise the main responsibilities and experience gained

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- 3. Relevant Training and Education** – please provide brief details of your relevant agricultural, horticultural, or related education, qualifications and training

Dates	Training/Education Provider	Course/Qualification

- 4. Current Farming Interests** – Please provide brief details of any agricultural or horticultural land/holdings that you currently own, rent or otherwise farm

Holding/Location	Area (acres)	Form of Tenure	Current Use

- 5. Proposed use of the Holding** – please briefly outline your proposals for Holloway Farm

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