



Symonds
& Sampson

Hallam Land

PART OF HENRY BOOT

Development Site North of Ward's Drove

Bournemouth Road, Blandford St Mary

Development Site North of Ward's Drove

Bournemouth Road
Blandford St Mary
DT11 9LZ

15.05 acres of residential development land with outline planning permission for up to 130 dwellings

- Residential development land with outline planning permission for up to 130 dwellings. (30% affordable)
- Located on the southern outskirts of this popular Dorset town.
- The site extends to approximately 5.75 hectares (14.21 acres)

POA
Freehold

For sale by Informal Tender

Offers to be received by 12 noon on Friday 19th June 2026

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



LOCATION

Blandford Forum is a historic Georgian market town with a population of approximately 11,000, offering a vibrant community atmosphere and strong regional connectivity. Situated in the heart of North Dorset, the town provides convenient access to larger centres including Bournemouth and Poole, as well as the wider South West via the A350. Surrounded by attractive countryside along the River Stour and close to the Cranborne Chase Area of Outstanding Natural Beauty, Blandford Forum benefits from reputable local schools, independent retail, and leisure amenities. With ongoing investment in local infrastructure and sustained demand for high-quality homes, the town presents strong potential for residential development within an established and desirable Dorset community.

DESCRIPTION

The site comprises one parcel gently sloping in topography with mature hedgerow boundaries. An area of planted woodland adjoins the site to the southwest and the St Mary's Hill development adjoins the site to the north.

PLANNING PERMISSION & DEVELOPMENT

Outline Planning Permission has been granted at appeal for up to 130 dwellings, open space, landscaping (including LAP and LEAP), new vehicular and pedestrian access (including from the North Dorset Trailway), parking, engineering (including ground modelling and drainage) works and infrastructure (including cycle and pedestrian connections). The application reference number is: APP/D1265/W/24/3351896



DIRECTIONS

What3Words: ///pelted.downs.poems

INFORMATION PACK

Prospective purchasers may access the Data Room via the link that will be provided by Symonds & Sampson upon request.

The Data Room will include the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants. The Letters of Reliance will be issued as per the drafts in the data room.

METHOD OF SALE

The site is offered on the open market, on a subject to contract basis, by informal tender. Unconditional offers are strongly preferred in this instance. Offers are to be submitted in accordance with the bidding template and are to be received by the close date being Friday 19th June 2026 at 12 noon.

Offers are to be submitted by post or email to Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1DU
Email: edyke@symondsandsampson.co.uk Tel: 01258 472244



VACANT POSSESSION

The property will be sold freehold with vacant possession on legal completion.

SPECIAL CONDITIONS

The vendors are retaining an area of land either side of the southeastern railway access north of Ward's Drove, which is to become an enhanced woodland. The vendors will plant and maintain this area as per required timescales and there will be appropriate step in rights granted to the housebuilder.

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

VAT

The land is elected to tax for VAT.

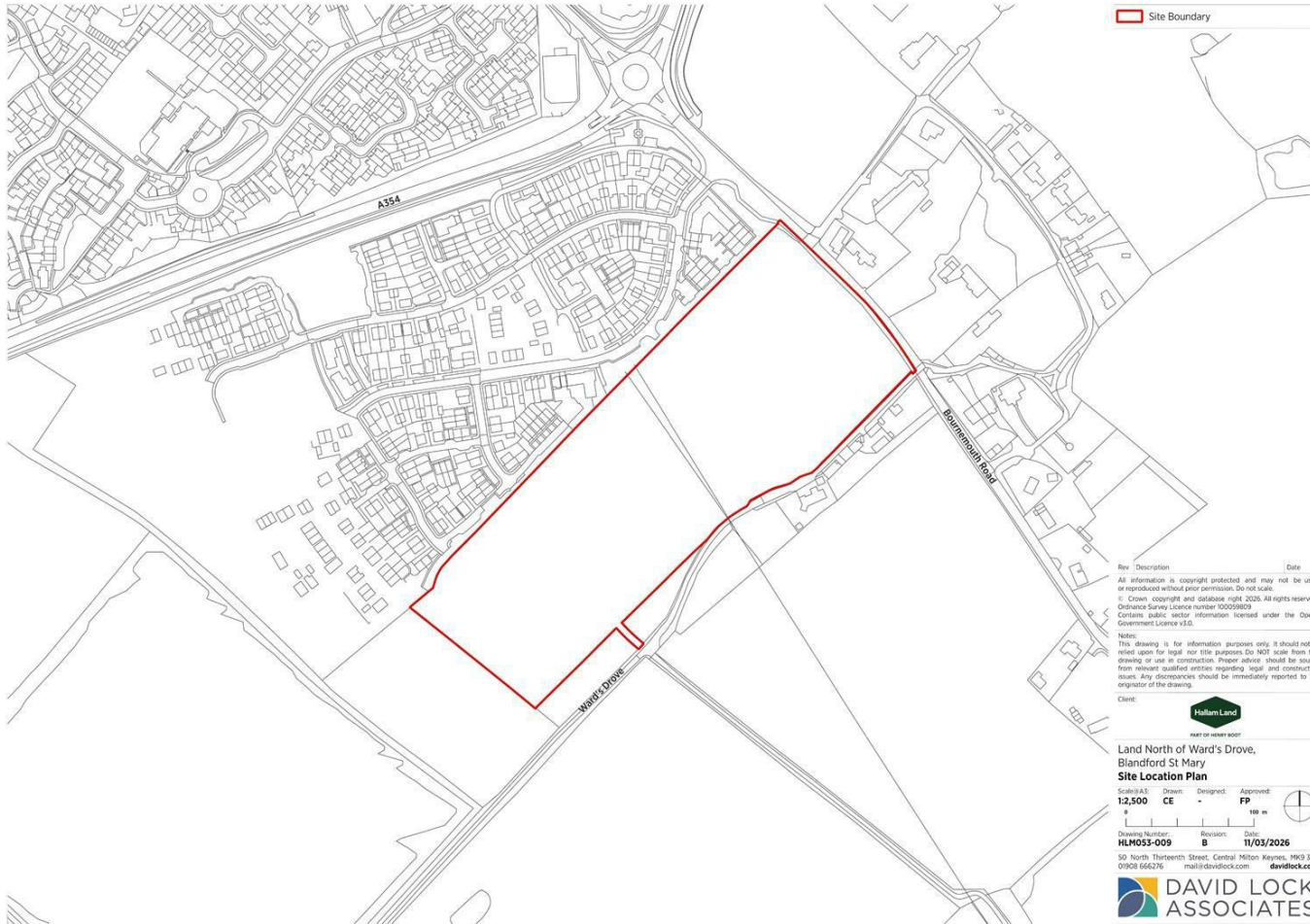
CONTACT

Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1AR
Email: edyke@symondsandsampson.co.uk
Tel: 01258 472244

VIEWING

Viewings of the site shall be during daylight hours with a set of sales particulars in hand after informing the agent, contact Edward Dyke on 01258 472244





Rev. Description. Date.

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Notes:
 This drawing is for information purposes only. It should not be relied upon for legal or title purposes. Do NOT scale from this drawing or use in connection. Please advise if you are sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.

Client: **Hallam Land**
 PART OF HEARD FOOT

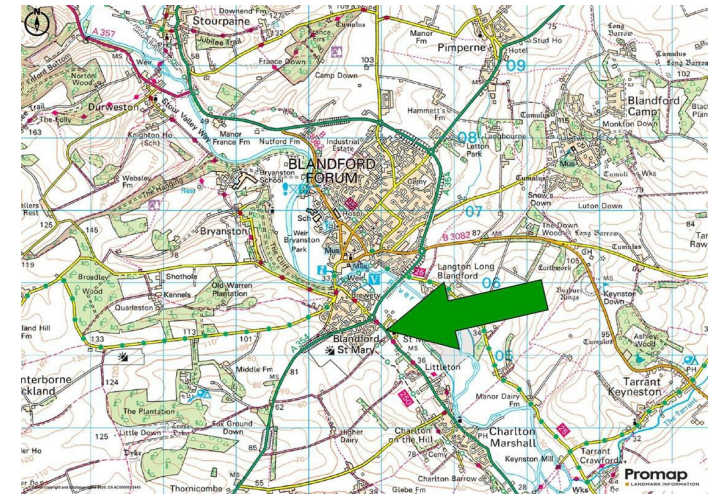
**Land North of Ward's Drove,
 Blandford St Mary
 Site Location Plan**

Scale: 1:5,000
 Drawn: CE, Designed: FP, Approved: FP

Drawings Number: HLM053-009, Revision: B, Date: 11/03/2026

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DAVID LOCK ASSOCIATES



SturAg/ED&WC/Mar26



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 Sturminster Newton, Dorset DT10 1AR



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