



Symonds
& Sampson

Northlade Wood

Middlemarsh, Sherborne, Dorset

Northlode Wood

Middlemarsh
Sherborne
Dorset, DT9 5QP

4.84 acres (1.96 hectares) of mixed woodland located in a peaceful, rural location. The woodland is rich in wildlife with good access and internal paths.

- 4.84 acres (1.96 ha)
- Mixed woodland located within an ancient woodland site
 - Rich in wildlife
- Peaceful rural location in central Dorset
 - Good access and internal paths

Guide Price **£70,000**

Freehold

For Sale by Private Treaty

Viewings during daylight hours having first informed the agent with a set of particulars to hand.

Dorchester Agricultural
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THE LAND

A unique opportunity to acquire 4.84 acres (1.96 hectares) of mixed woodland. The woodland consists of mature conifers and a mixture of native broadleaf trees. The property is part of an ancient woodland and is situated within Dorset's National Landscape. For the last 22 years the woodland has been carefully restored into a wildlife haven.

There are open spaces and internal paths allowing woodland flora including bluebells and wild garlic to flourish. Seasonal brooks run through parts of Northlode Wood adding to biodiversity which has been enjoyed by over 60 bird species recorded on the property.

The woodland is situated at the end of a hardcore track from the highway, offering peaceful seclusion and space for parking. Northlode Wood may also offer potential for temporary recreational camping, subject to the necessary conditions, limitations and any required notifications or consents, with the endless opportunity to harvest firewood.

SITUATION

The woodland enjoys a private, rural position. The County Town of Dorchester is 11 miles to the south and the popular Abbey Town of Sherborne is 8 miles to the north.

Both offer a great range of amenities, including supermarkets, leisure facilities and mainline rail stations.

The Hunters Moon pub, located in Middlemarsh, is within walking distance via a public footpath which runs adjacent to the northwest boundary.

DIRECTIONS

From Dorchester, take the Westleaze road north towards Sherborne for approximately 11 miles. At the A352 junction, turn left towards Lyons Gate, approximately 900 metres from the turning, the access is found on the right-hand side.

ACCESS

The property is accessed with and without vehicles via a shared track leading from the public highway, shown marked brown on the sale plan.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

PUBLIC RIGHTS OF WAY

None.

ENVIRONMENTAL SCHEMES

The land is not entered into any Countryside Stewardship Agreements or Woodland Grant Funding Schemes or similar.

DESIGNATIONS

All of the land lies within the Dorset National Landscape (previously Area of Outstanding Natural Beauty) and is designated as Ancient Replanted Woodland.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned, and are included in the sale insofar as they are owned by the vendor.

LOCAL AUTHORITY

Dorset Council - 01305 22100
www.dorsetcouncil.gov.uk

AGENT'S NOTES

Yellow markers on trees and posts indicate the boundary of Northlode Wood. Please see the legal pack regarding the access and maintenance responsibilities.

WHAT3WORDS

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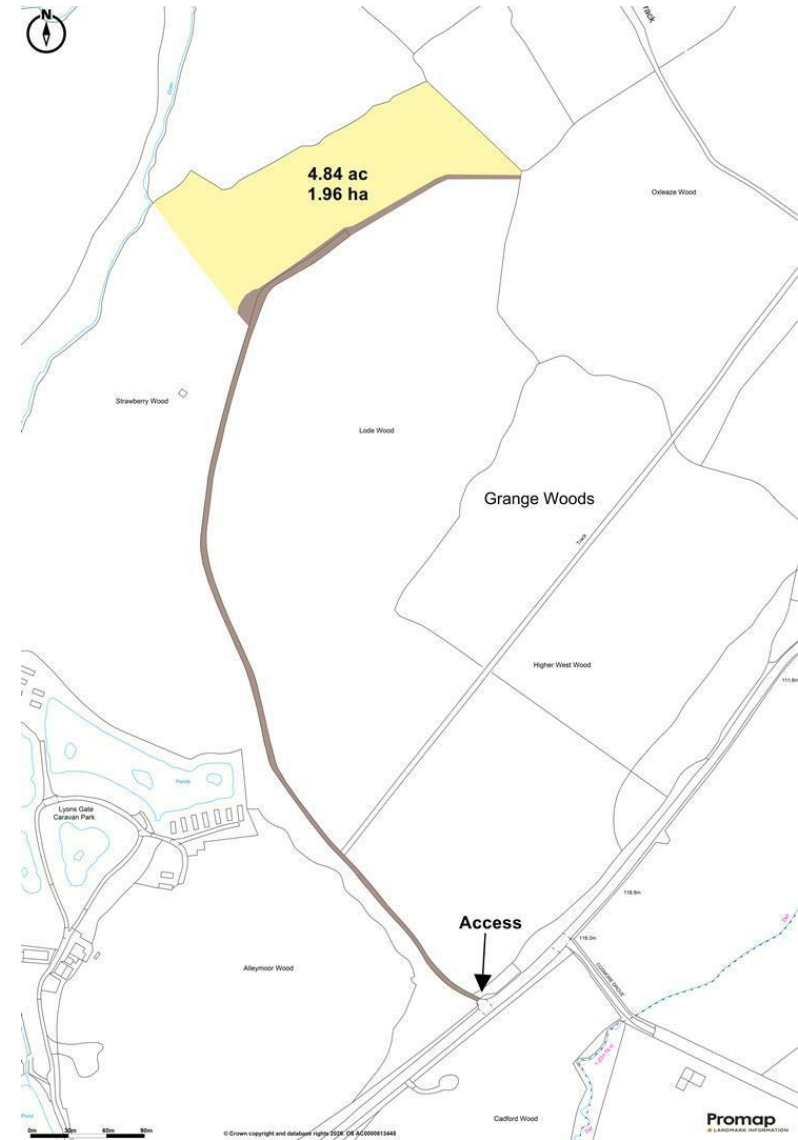
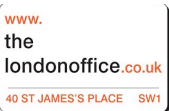
SOLICITORS

Nantes Solicitors
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Burraton House/OC/26.10.26



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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; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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