

An aerial photograph of Corton Farm, showing a large green field with a central farm building and a pond. The farm is surrounded by rolling green hills and a blue sky with scattered clouds. The Symonds & Sampson logo is in the top left, and the Knight Frank logo is in the top right.

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Frank

Corton Farm

Friar Waddon, Weymouth, Dorset

Corton Farm

Friar Waddon, Weymouth
Dorset, DT3 4EP

An attractive and productive block of arable land with useful range of agricultural buildings. Situated not far from the coastline, enjoying an attractive rural position. With woodland and option to purchase further adjoining land.

- 167.61 acres (67.83 hectares)
- Productive Grade 3 arable land
- Ring-fenced block with attractive mixed copse
 - Extensive range of agricultural buildings
 - Grain store with drying floor and drying system
- Slurry lagoon with an estimated capacity of 2,000 cubic metres
- Central farm track providing good access across the holding
 - Private water supply
- Option to purchase additional 103.59 acres of adjoining land
- Potential for future development of a derelict dairy house, subject to planning

Guide Price **£1,850,000**

Freehold

For Sale by Private Treaty as a Whole

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

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INTRODUCTION

Corton Farm offers prospective purchasers the opportunity to acquire an attractive and productive ring-fenced block of agricultural land in this sought-after part of Dorset. Extending to approximately 167.61 acres (67.83 ha), the property comprises predominantly Grade 3 arable land together with two areas of mixed copse and a useful range of agricultural buildings.

The farm provides a versatile agricultural holding, with the land being level to gently sloping. A central farm track provides good access throughout the holding, while the rural position boasts attractive views across the surrounding rolling countryside.

The property has historically been used for both arable and livestock enterprises, with the farm buildings providing accommodation suitable for a range of agricultural uses. The holding also has sporting, amenity and potential development interest, including a derelict dairy house occupying an elevated position within the southernmost parcel, which may offer future development potential subject to the necessary planning permission.

There is further potential to expand the holding with a pre-agreed option over 103.59 acres of adjoining land.

SITUATION

Corton Farm is situated in the small hamlet of Friar Waddon, between the picturesque village of Portesham to the west and Upwey to the east. The property occupies a secluded and attractive rural position, with far-reaching views over the surrounding rolling countryside and is located within easy reach of the spectacular Jurassic Coast World Heritage Site.

The nearby towns of Dorchester and Weymouth provide an extensive range of retail, recreational and commercial facilities, together with mainline railway connections. The A35 is also within easy reach.

DIRECTIONS

From Dorchester, take the A35 west towards Bridport. At Monkeys Jump Roundabout take the exit signposted Martinstown, onto Bridport Road. Proceed for approximately 1.4 miles before turning left onto the B3159 towards Upwey. Continue for approximately 2.4 miles before turning right onto Friar Waddon Road. After approximately 1.6 miles, the access to Corton Farm will be found on the left-hand side.

What3Words: [///landbook.outwards.interrupt](https://www.what3words.com/landbook.outwards.interrupt)



THE LAND

Corton Farm comprises approximately 167.61 acres (67.83 ha) of productive, ring-fenced arable land together with two areas of attractive mixed copse. The land is classified as Grade 3 on the Agricultural Land Classification Map. An old railway line also runs east to west through the centre of the farm.

The land provides a useful block for arable and mixed farming enterprises and benefits from its accessible configuration.

The derelict dairy house occupies an elevated position within the centre of the southernmost parcel. This former building may offer future development potential, subject to obtaining the necessary planning permission.

The property benefits from a pre agreed option to purchase the adjoining land extending to 103.59 acres (41.92 hectares), as shown hatched on the sale plan. The option is triggered by the earlier of 2031 or other circumstances relating to the previous owners. The option must be exercised within 6 months of said date. The transfer and price mechanism for the purchase is pre agreed at an index linked average sale price per acre. This option provides purchasers the opportunity to create and expand the holding should the purchaser have the desire to do so. Further details are available from the selling agents.

FARM BUILDINGS

Corton Farm benefits from a useful range of agricultural buildings, providing accommodation suitable for livestock and arable enterprises and arranged around a concrete yard.

The buildings include livestock housing and straw storage, a further livestock housing building with covered yard, a Nissen store, chemical and water storage, a four-bay grain store incorporating a drying floor and drying system, a farm office and a slurry lagoon with an estimated capacity of approximately 2,000 cubic metres.

Some of the buildings were previously used in connection with the breeding and finishing of pigs.



Ref	Use	Description	Size	Services
A	Livestock Housing/ straw storage	Steel portal frame, concrete panels, timber cladding, corrugated fibre cement roof. Lean-to for storage. 3 bays used for straw storage.	17.92m x 49.78m	Electric, water
B	Livestock Housing	Steel framed buildings with adjoining covered yard. Corrugated fibre cement sheet roof, part cladding and block walls to side.	61.66m x 27.50m	Electric, water
C	Store	Nissen Hut. Concrete block walls, curved corrugated iron roof.	9.43m x 5.24m (max)	Electric, water
D	Former Pig Buildings	Timber framed with timber cladding, corrugated fibre cement roof sheets. Low eaves.	9m x 31.10m	Electric, water
E	Chemical & water shed	Steel framed with corrugated sheet walls and flat roof.	3.20m x 2.53m	Electric, water
F	Grain Store	Four bay, steel portal frame. Concrete panel walls, corrugated fibre cement cladding and roof. Drying floor and drying system.	17.74m x 17.39m	Electric
G	Farm Office	On concrete plinth with windows and door. Corrugated sheet roof.	3.17m x 3.91m	Electric
H	Slurry Lagoon	Earth banked slurry storage with estimated capacity of 2,000 cubic metres.		

TENURE AND POSSESSION

The property is offered for sale Freehold, subject to a cropping licence on the arable land ending on the earlier of either 30th September 2027, or completion of the arable harvest 2027.

SERVICES

The property benefits from a private water supply from a neighbouring property. The purchaser will be responsible for paying for all water consumed.

Rights are also included to cross neighbouring land to the nearest mains water supply connection.

SPORTING, TIMBER AND MINERALS

The sporting rights, together with the timber and mineral rights, are included in the sale insofar as they are owned by the Vendor.

PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS

Access to Corton Farm is directly from the public highway and then over a shared right of access. The purchaser is required to make a contribution towards the upkeep and maintenance of the surface of the shared access.

Public footpaths cross the property. Purchasers should make their own enquiries with the relevant authorities regarding the precise routes and extent of the public rights of way. National Grid has a right of access along the shared trackway. Further details of the rights of access and associated arrangements are available from the selling agents.

RURAL GRANT SCHEMES

The land is not subject to any Rural Grant Funding agreements or schemes.

DESIGNATIONS

Part of the property is located within the Dorset National Landscape.
Part of Dairy House Coppice is designated as Ancient Semi-Natural Woodland.
The property is not located within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Dorset Council
Tel: 01305 221000
www.dorsetcouncil.gov.uk

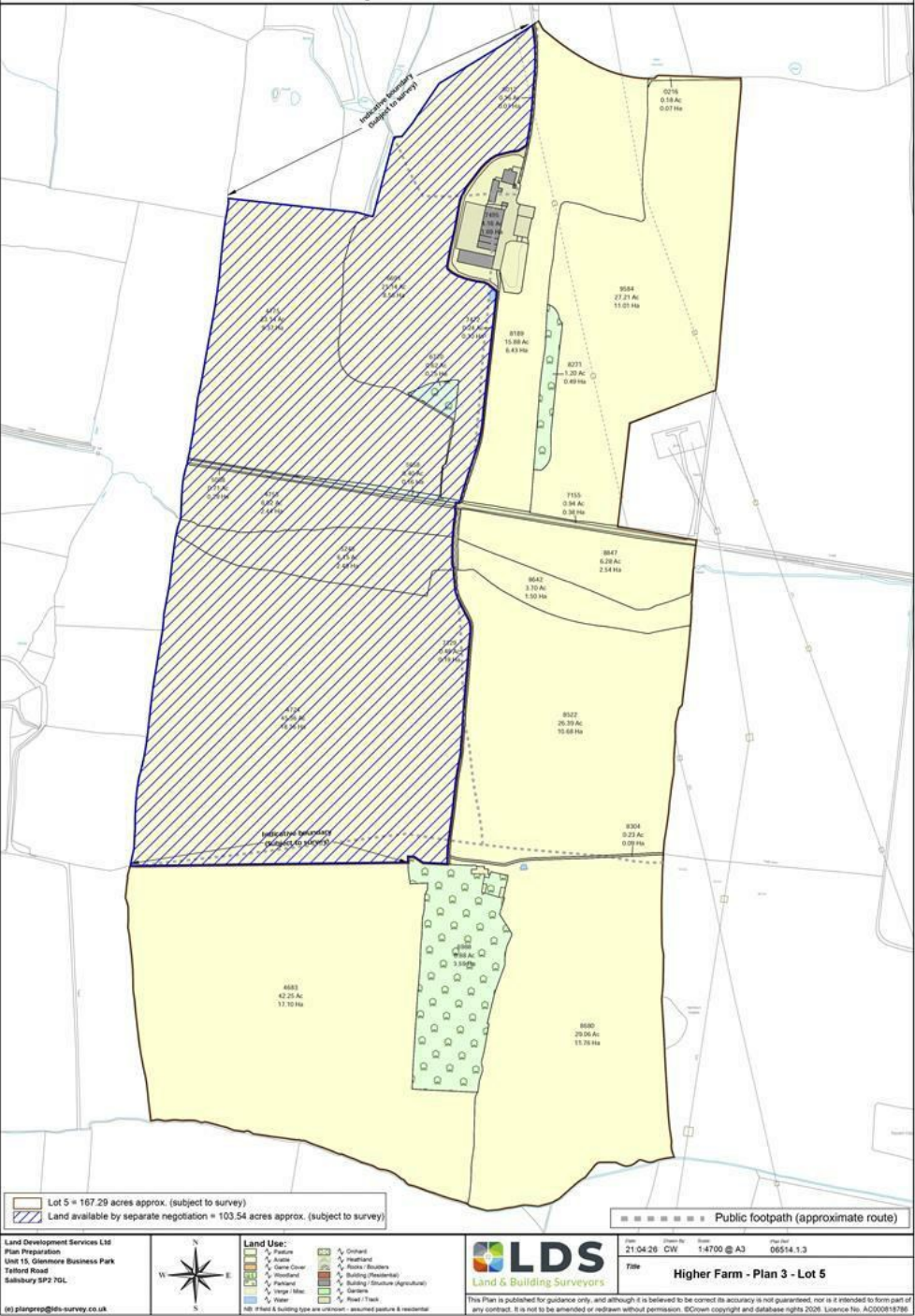
AGENTS NOTES

Some of the land has in recent years been considered and identified as potentially suitable for solar development. Part of the property is subject to an overage provision to a previous owner that expires in January 2031. The overage is only relevant should the specific developer enter into a solar lease on the property. Any different schemes with a different provider would not trigger the overage. Further details are available from the selling agents.

Included in the sale is a significant amount of crushed local stone.

Early entry may be permitted if appropriate for the purchaser to conduct tillages and sow crops at their own risk and cost.

Photos taken in 2023 and 2026.





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.

Burraton/WW/GW/02.10.26



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