

Symonds
& Sampson

Carter Jonas



Cruxton Manor Farm

Maiden Newton, Dorchester, Dorset

Cruyton Manor Farm

Maiden Newton, Dorchester,
Dorset, DT2 0EB

An attractive livestock/arable farm set in a beautiful part of West Dorset with steep sided valleys that previously supported a well established and reputable sporting shoot.

The property includes a farmhouse, range of agricultural buildings, yard and land extending to 276.92 acres (112.07 hectares) or thereabouts.

276.92 acres (112.07 ha)

- Cruyton Manor Farmhouse (AOC)
 - Range of farm buildings
- Productive level arable land and rolling chalk downland
 - Far reaching Dorset countryside views
 - Adjoining River Frome

Freehold

For Sale by Private Treaty as a Whole or in up to Eight Lots

Symonds & Sampson Burraton House - 01305 236237
gwhittaker@symondsandsampson.co.uk
wwallis@symondsandsampson.co.uk

Carter Jonas Taunton - 01823 428590
david.hebditch@carterjonas.co.uk
felicity.cooper@carterjonas.co.uk





INTRODUCTION

Cruyton Manor Farm offers a rare opportunity to acquire a substantial livestock/arable farm with a modern farmhouse in a beautiful unspoilt part of West Dorset.

The vendors have run a successful commercial partridge and pheasant shoot from the property for many years, producing high quality birds and have earned a well respected reputation.

The sought after location of Cruyton within the rolling West Dorset countryside, surrounded by steep sided valleys and bordered by the River Frome, provides an attractive opportunity with further sporting and amenity appeal.

SITUATION

Cruyton Manor Farm is situated just less than 1 mile south of the village of Maiden Newton providing village shops, garage, doctor's surgery, fuel station, a public house and a primary school. The County Town of Dorchester, 9 miles to the south, provides an excellent range of retail, recreational and commercial facilities.

The A35 and A37 trunk roads and mainline stations at Dorchester provide good communication links.

The area is well served by independent and state schools including the Sherborne Schools, Leweston, Milton Abbey, Bryanston and Sunninghill Prep School.

LOT 1

Cruxton Manor Farmhouse, 4 farm buildings and adjoining land – 43.37 acres

The Farmhouse (subject to AOC) is a detached, four-bedroom dwelling constructed in 2010. The accommodation is well laid out with kitchen, separate dining room, sitting room and good sized bedrooms.

The house is well positioned close to the farm buildings (“A” - “D” as shown on the plan) and set privately within the valley leading south-west.

Farm buildings extend to a total of approximately 1,190m² (12,825ft²). The land includes grassland, some of which being capable of arable cropping and woodland, enhancing overall appeal.

Please see floorplan for accommodation and measurements.



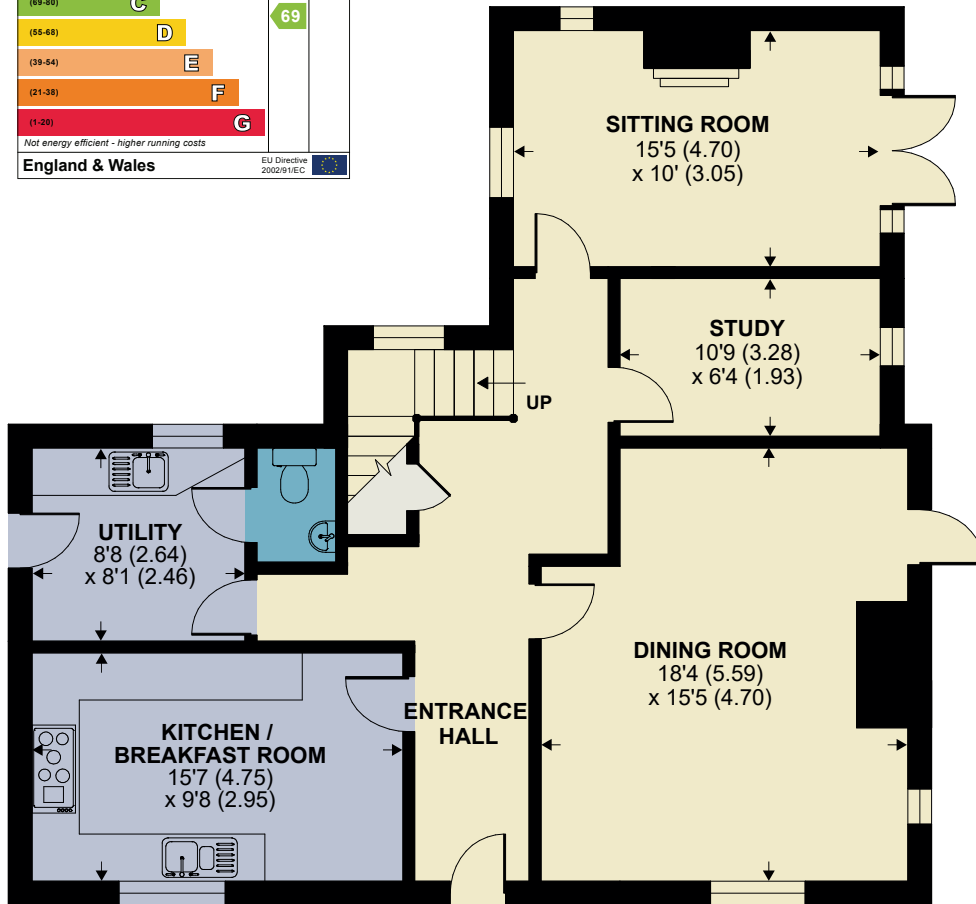


Cruyton Manor Farm, Cruyton, Dorchester

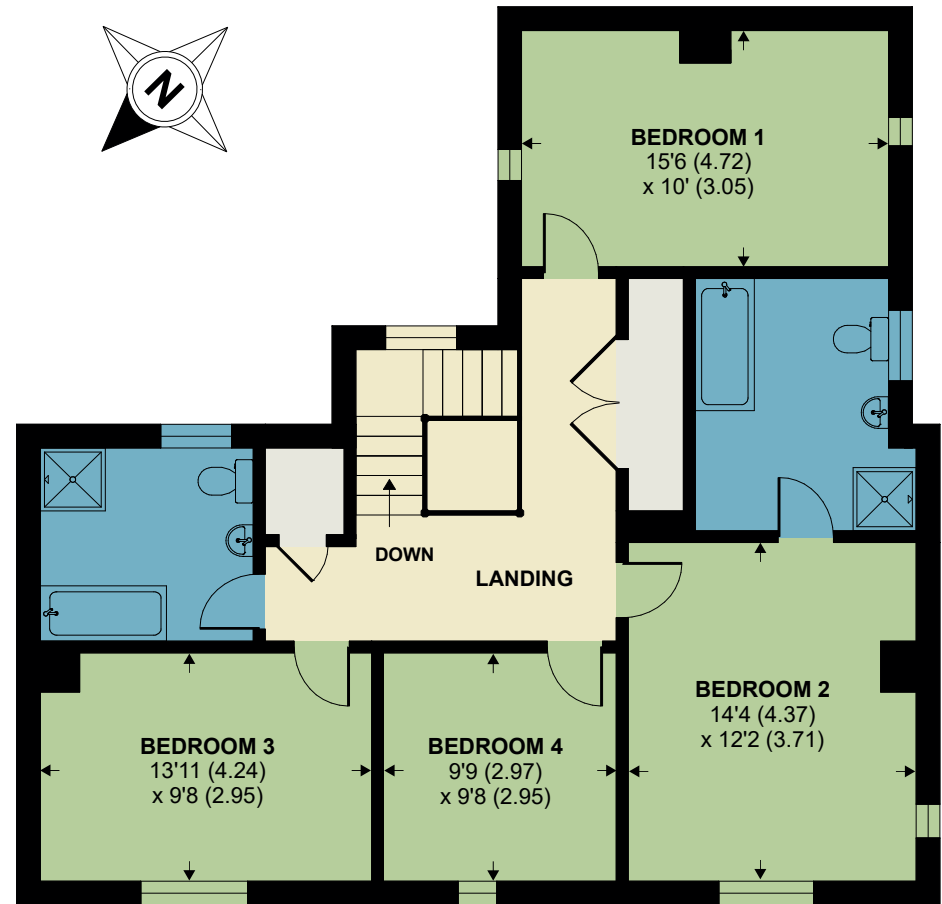
Approximate Area = 1958 sq ft / 181.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1177294



LOT 2

6 parcels of commercial agricultural land with 2 farm buildings – 86.11 acres

An attractive and useful block of commercial farmland split into 6 enclosures of arable land

and grassland. The soils are chalky, free draining and easily workable and the land has historically been in a cereal rotation, then supporting an impressive maize crop in the 2025 growing season. Predominantly Grade 3 land with a small section of the grassland being classified as Grade 4. The

permanent pasture has been grazed by livestock all year round. Lot 2 is served by two useful access tracks and features two general purpose agricultural storage buildings (“E” as shown on the plan and the other being 6.30m x 13.3m situated in OS parcel SY6096 0510).



LOT 3

A parcel of productive Grade 3 arable land – 46.43 acres

A parcel of level to gently sloping productive Grade 3 arable land. South facing in parts, largely easily workable and capable of good yields. Also previously in a cereal rotation with a maize crop being grown in 2025.





LOT 4

Attractive agricultural land with conservation and sporting appeal – 74.31 acres

A useful block of land with outstanding views and varied topography to include an attractive downland valley. Consisting of predominantly downland permanent pasture, suitable for the year round grazing of livestock, but also including areas historically used to grow game cover. Lot 4 also includes an area of deciduous woodland, recognised by Natural England as significant on the Priority Habitat Inventory. This lot provides an opportunity for a purchaser to enjoy a range of land uses.



LOT 5
Traditional water meadow with modern grain store – 13.02 acres

Attractive, traditional water meadow with frontage to the River Frome and a modern grain store building (“F” as shown on the plan) with useful yard area. The building is of a steel portal frame construction and benefits from practical access and turning areas for large vehicles and machinery and as such, Lot 5 presents an opportunity for a range of alternative uses (subject to obtaining the necessary planning consent). Classified as Grades 3 + 4 land.

LOT 6
Traditional water meadow – 11.19 acres

Bucolic and private; A level to gently sloping parcel of permanent pasture adjoining the River Frome to the East. Far from residential properties, Lot 6 offers the opportunity to acquire a peaceful part of Dorset, likely to be of interest to those with conservation interest, but also capable of supporting a good crop of grass. Home to a wide range of wildfowl species during the winter months. Classified as Grades 3 + 4 land.

LOT 7

A range of seven farm buildings, yard area and adjoining paddock – 2.15 acres

Seven agricultural buildings of varying construction to include the former dairy, a covered yard, Dutch barn, bull pen and, storage building and Nissen hut ("G" – "K" as shown on the plan). Extending to approximately 755m² (8,124ft²), the buildings offer opportunities for either on-going agricultural use or a change of use entirely (subject to obtaining the necessary planning consent). The adjoining paddock extends to approximately 1.27 acres. Lot 7 benefits from its own independent access to public highway.



LOT 8

Two agricultural buildings with yard area and independent access – 0.34 acres

Two agricultural buildings ("N" + "O" as shown on the plan) extending to a total of approximately 486m² (5,234ft²), Building "N" was originally constructed as a covered silage clamp and has more recently been used for the overwintering of cattle. Steel portal frame construction and benefitting from a concrete floor. Building "O" is a general-purpose agricultural storage building. Lot 8 also offers an opportunity for either on-going agricultural use or conversion / change of use (subject to obtaining the necessary planning consent) and also benefits from its own independent access to public highway.





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THE FARM BUILDINGS

- A. Silage Barn** - 27.43m x 15.24m
- B. Covered Yard** - 27.43m x 11.58m, 27.43m x 7.01m
- C. Storage Building** - 18.28m x 6.81m
- D. Storage Building** - 22.86m x 6.09m
- E. Storage Building** - 13.71m x 12.19m
- F. Grain Store** - 17.70m x 15.00m (approx.)

- G. Bull Pen** - 4.74m x 3.75m
- H. Dairy Building** - 35.96m x 4.57m
- I. Adjoining Dairy & Generator House** - 9.75m x 3.96m
- J. Covered Yard** - 16.89m x 17.99m
- K. Dutch Barn** - 18.28m x 6.09m
- L. Storage Building** - 8.56m x 8.16m
- M. Nissen Hut** - 10.05m x 4.87m

- N. Silage Barn** - 27.32m x 15.24m
- O. Storage Building** - 12.92m x 5.41m
- Silage Pit** - 27.43m x 13.10m
- Silage Pit** - 27.43m x 10.97m
- Straw Barn** - 6.30m x 13.3m (situated in OS parcel SY6096 0510)



TENURE AND POSSESSION

The freehold interest of the property is offered with vacant possession upon completion.

Early entry will be permitted (if appropriate) for the purchasers to conduct tillages and sow spring crops at their risk and cost.

SERVICES

Information relating to services, rights of way, retained rights and access for each lot is available from the agents on request.

SPORTING

Crupton Manor Farm is well known for its established and reputable shoot. All sporting rights to include deer stalking are included and run with the rest of the freehold, with the exception of the fishing rights on the River Frome. The shoot was run in hand on a commercial basis and was highly regarded for offering high quality partridge and pheasants.

The shoot previously operated in conjunction with the adjoining farm, providing a total of 9 drives. Days averaged 200 birds with 30-40 days per season with the majority of bags being predominantly partridge. Infrastructure included

underground gas to the rearing sheds.

Please note that the property adjoins the River Frome but fishing rights are not included. All further details of the sporting arrangements are available from the selling agents.

Racing at Taunton, Wincanton and Exeter. Golf at Bridport and West Dorset. Sailing on the coast at West Bay or Portland.

PLANNING

Crupton Manor Farmhouse is subject to an Agricultural Occupancy Condition.



PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS

There are footpaths and bridleways crossing the property. Parcel number SY5995 5573 is Open Access Land, as defined by the Countryside Rights of Way Act 2000.

BASIC PAYMENT SCHEME

The delinked payments will be retained by the vendors. The land is registered on the Rural Land Register.

ENVIRONMENTAL SCHEMES

The farm is entered into a Countryside Stewardship Agreement. Further details available from the selling agents.

INGOING VALUATION

If appropriate, the purchasers shall, in addition to the purchase price, be required to take over and pay for those items of tenant right including:

- Growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations, seeds, chemicals and fertilisers in accordance with CAAV costings, hay and straw at market value.
- All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc to be charged in accordance with CAAV costings.
- Tenant rights shall be paid for immediately once

the valuation is agreed with the interest at 4% over Barclays Bank base rate for the time being at the date of valuation from completion to date of payment. Should the valuation not be agreed within four weeks of completion, the matter shall be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above is excluded from the sale.

DESIGNATIONS

All of the farm lies within the Dorset National Landscape (previously Area of Outstanding Natural Beauty) and within a Nitrate Vulnerable Zone within part of the Poole Harbour catchment.

LOCAL AUTHORITY

Dorset Council, telephone number: 01305 221000
www.dorsetcouncil.gov.uk
Crupton Manor Farmhouse - council tax band H

AGENT'S NOTES

The mobile home is excluded from the sale. Planning consent has previously been applied for and refused on parts of the retained property for a solar development. Further information available from the selling agents.

METHOD OF SALE

The property is for sale as a whole or in 8 lots by Private Treaty.

DIRECTIONS

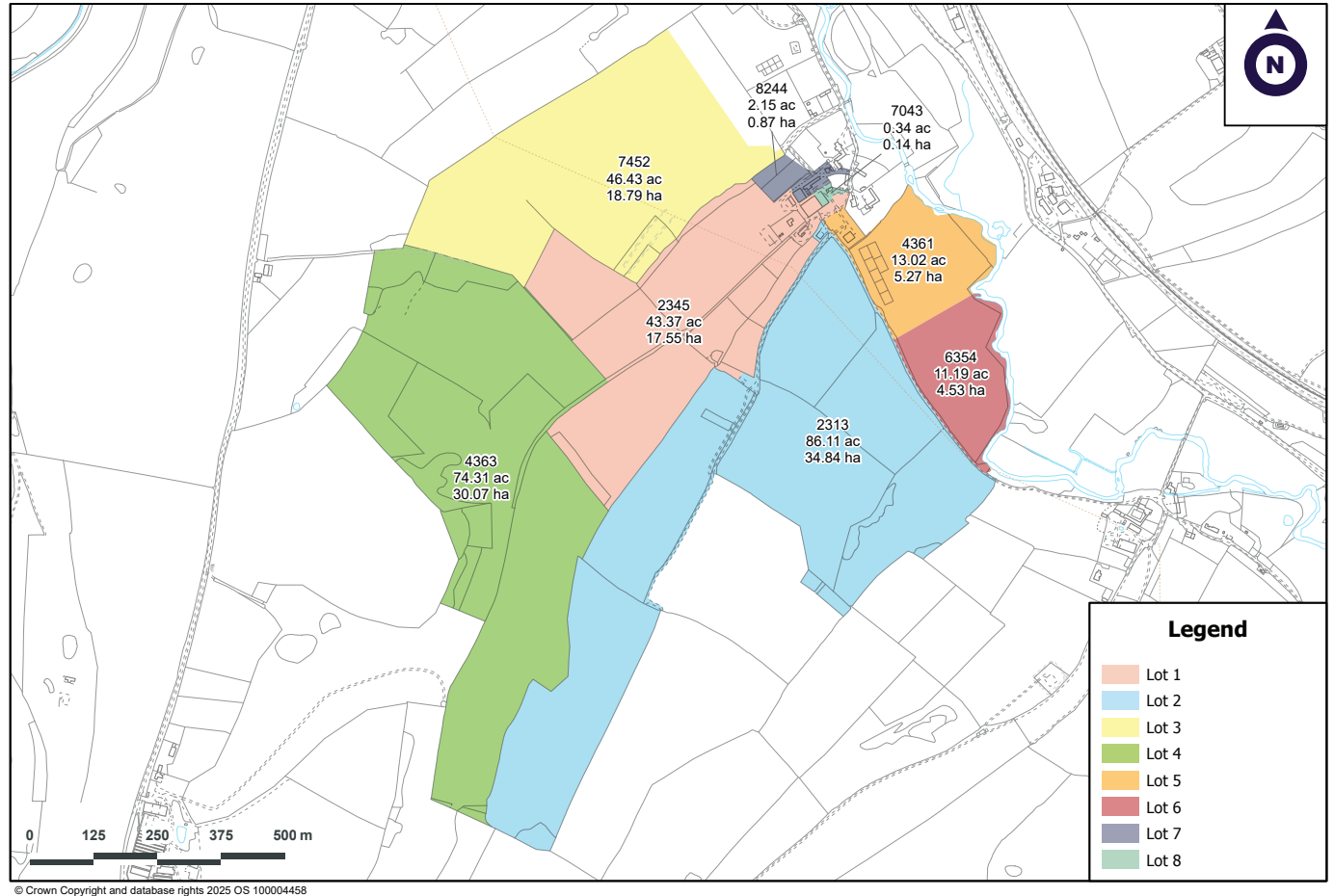
From Dorchester, take the A37 towards Yeovil, after about four miles turn left onto the A356 (Crewkerne Road). Drive through the village of Maiden Newton, past the right turn to Chilfrome and take the left fork to Wynford Eagle, West Compton and Bridport. Go over the small bridge and take the first left to Frome Vauchurch and Cruxton. Cruxton Manor Farm lies at the end of a no through road.

VIEWING

Strictly by prior appointment with either agent. Further information, if required, is available from David Hebditch on 01823 428590 or George Whittaker on 01305 236237.

Photographs taken September 2024, April and August 2025.

Ref DH/GW.



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.



01305 236237

burraton@symondsandsampson.co.uk
Symonds & Sampson LLP
Burraton House, 5 Burraton Square
Poundbury DT1 3GR



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Carter Jonas

Carter Jonas Taunton

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

David 01823 428 591

david.hebditch@carterjonas.co.uk

Felicity 01823 428 855

felicity.cooper@carterjonas.co.uk

National Rural Agency

One Chapel Place, London W1G 0BG

Andrew 07880 084633

andrew.chandler@carterjonas.co.uk

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& Sampson

Carter Jonas

