

An aerial photograph of a rural landscape. In the foreground, there are large green fields separated by hedges. A small farm building and a cluster of trees are visible in the middle ground. The background shows rolling hills and a small village under a cloudy sky.

Symonds
& Sampson

Land Opposite Winterhayes Farm

Yetminster, Sherborne, Dorset

Land Opposite Winterhayes Farm

Yetminster
Sherborne
Dorset, DT9 6HQ

For sale by Formal Tender

In three lots or as a whole, with the deadline of
Noon on Tuesday 27th October 2026

Lot 1 - Land and agricultural building - 7.48 acres
(3.03 hectares) - £125,000
Lot 2 - 5.55 acres (2.25 hectares) - £55,000
Lot 3 - 1.84 acres (0.74 hectares) - £30,000

- Level productive grassland
- Between Yetminster and Chetnole
- Building and useful yard area and with potential for alternative uses (STPP)
- Direct road access

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

Dorchester Agricultural
01305 236237
ochamings@symondsandsampson.co.uk
wwallis@symondsandsampson.co.uk



THE PROPERTY

14.87 acres (6.02 ha) of level productive pastureland with agricultural building and useful yard area. Situated conveniently between Chetnole and Yetminster. Available as a whole or in three lots.

Lot 1 - 7.48 acres (3.03 hectares) of level pastureland arranged in 3 parcels with a useful hard standing yard area and agricultural building. The building is steel portal frame with a timber lean-to. The building has potential for alternative uses subject to the necessary planning permissions.

Lot 2 - 5.55 acres (2.25 hectares) of pasture and coppice area. The parcels are divided by the river and has separate direct road access.

Lot 3 - 1.84 acres (0.74 hectares) of level pasture land bordered by mature hedgerows and separate direct road access.

SITUATION

The land is situated between the village of Yetminster and Chetnole. Yetminster offers a range of everyday amenities, including a village shop, doctor's surgery, public house, and a well-regarded primary school.

DIRECTIONS

From the village of Yetminster, head south on Melbury Road towards Chetnole and Tark's Hill. After the sharp bend to the right at Tark's Hill take the left turn immediately after. Travel south towards the village of Chetnole for approximately 850 metres where you will find the access to Lot 3 on the left. Access to Lot 1 and 2 are beyond, just before Winterhayes Farm.

WHAT3WORDS

Lot 1 - ///nicer.fuel.risky

Lot 2 - ///cropping.tripling.section

Lot 3 - ///throat.dugouts.bonkers

SERVICES

There are no mains services connected. It is understood that mains water is nearby.





TENURE AND POSSESSION

Freehold with vacant possession upon completion.

RIGHTS OF WAY

There is a footpath that crosses Lot 1.

ENVIRONMENTAL SCHEMES

The land is in a Countryside Stewardship Agreement, due to end 31/12/26, with option GS4 legume and herb rich swards. The purchaser(s) will be required to manage and maintain the land in accordance with prescriptions of this option up until the end date. Further details from the selling agent.

SOLICITORS

Blanchards Bailey – Sarah Dunlop
Sarah.dunlop@blanchardsbailey.co.uk
 01258 488205

LOCAL AUTHORITY

Dorset Council – 01305 221000
www.dorsetcouncil.gov.uk

METHOD OF SALE

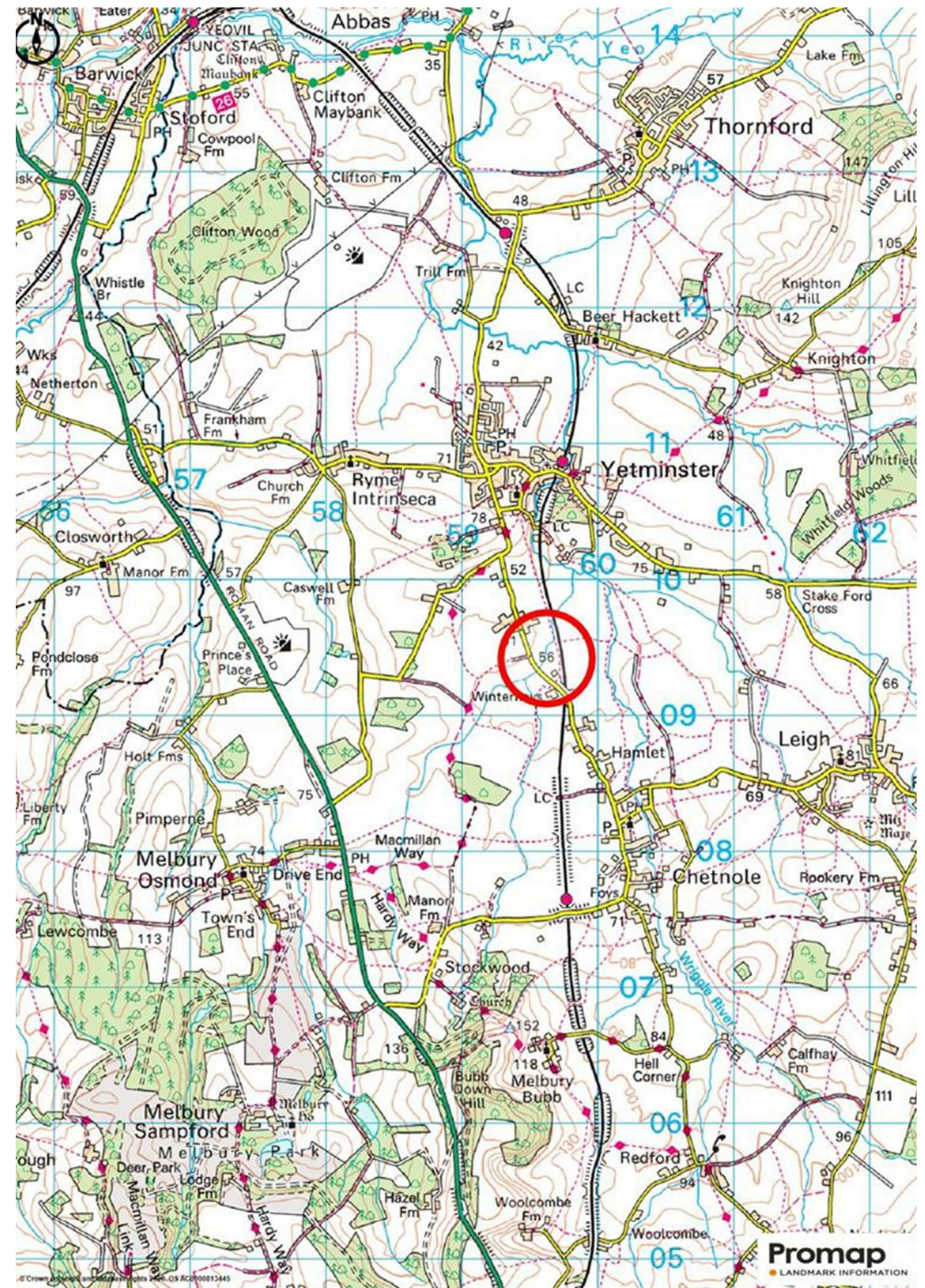
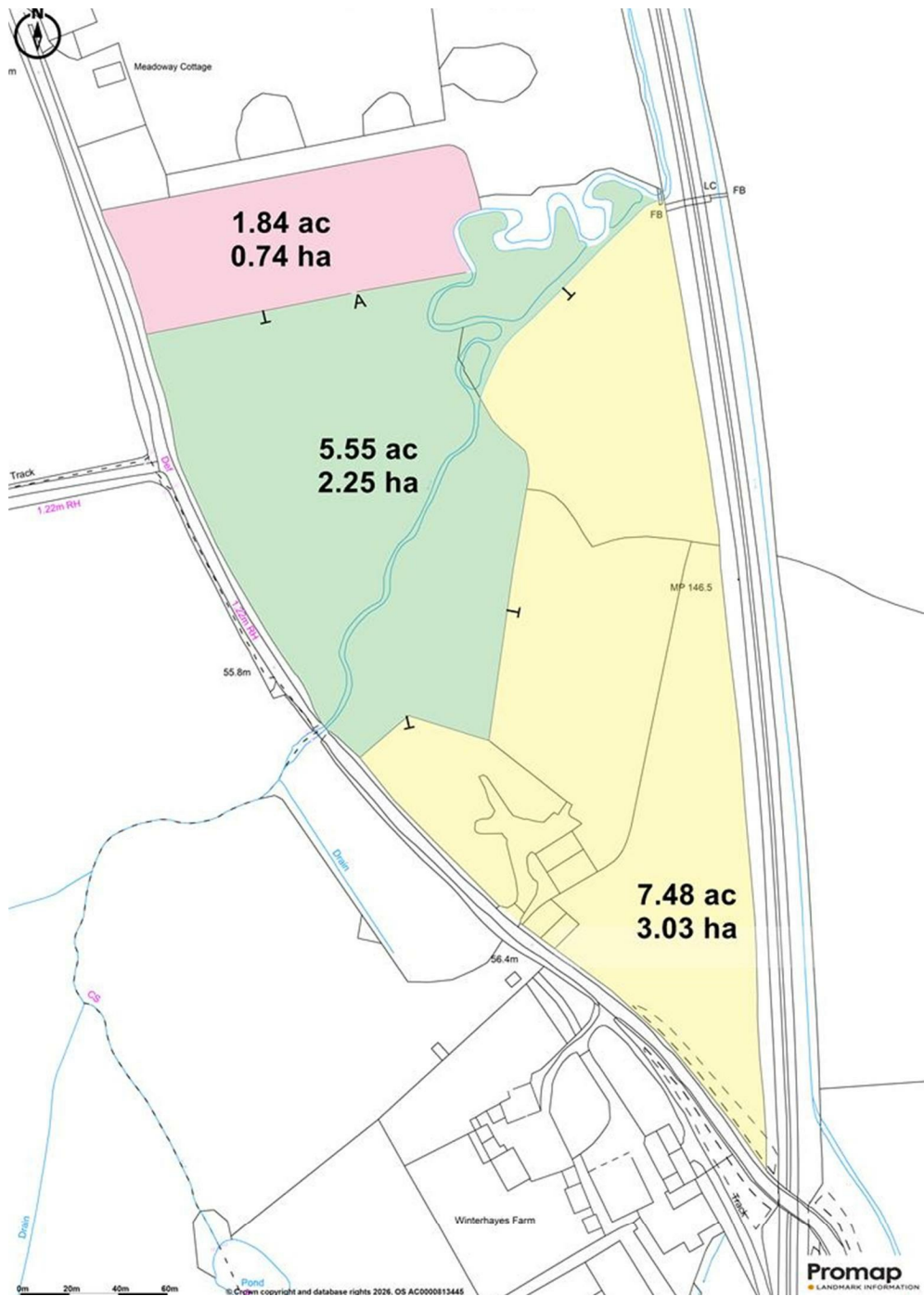
The land is for sale by Formal Tender, in three lots, or as a whole. Tenders are to be submitted on the attached tender form and returned to our Burraton House office by Noon on Tuesday 27th October 2026.

AGENTS NOTES

The buyer of Lot 2 will erect a stock proof fence along the gap in the hedge marked A on the sale plan, within 12 weeks of completion.

TENDER PACK

A full tender pack is available for all prospective purchasers. It is advised that all parties seek independent legal advice and read the pack. Access to the pack is available from the Symonds & Sampson LLP Burraton House office.





Burraton/WW&OC/21.09.26



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Burraton House, 5 Burraton Square,
Dorchester, Dorset DT1 3GR



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.

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



FORMAL TENDER CONDITIONS

Land Opposite Winterhayes Farm, Yetminster, Sherborne, Dorset, DT9 6HQ

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 Noon on Tuesday 27th October 2026

Symonds and Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR
REF: OC/WW – Land Opposite Winterhayes Farm EMAIL: ochamings@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of the sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark on the envelope with words “LAND OPPOSITE WINTERHAYES FARM - OFFER” in the left hand corner. In addition to this form, you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. The Vendors do not commit themselves to accept the highest or indeed any offer.
8. Completion date as per contract.
9. In submitting a tender the following assumptions shall apply:
 - (a) That the tenderer has previously inspected the Property.
 - (b) That the tenderer accepts the Property in the physical state it is in now.
 - (c) That the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
 - (d) That the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful.

NB. Tenders are submitted subject to these Formal Tender Conditions and the conditions in the Contract contained in the Tender Pack. Should your offer be accepted, contracts will be exchanged and the successful tenderer will be bound by these Formal Tender Conditions and the conditions in the Contract.

We strongly recommend that you instruct a solicitor to inspect the pack on your behalf before submitting a tender.



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REF: OC/WW – Land Opposite Winterhayes Farm EMAIL: ochamings@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode: _____

Telephone: _____

Hereby submit a Tender for **“LOT 1”** of the property as described in our particulars and conditions of sale in the sum of:

£_____ In words: _____

Hereby submit a Tender for **“LOT 2”** of the property as described in our particulars and conditions of sale in the sum of:

£_____ In words: _____

Hereby submit a Tender for **“LOT 3”** of the property as described in our particulars and conditions of sale in the sum of:

£_____ In words: _____

Hereby submit a Tender for **“The WHOLE”** of the property as described in our particulars and conditions of sale in the sum of:

£_____ In words: _____

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank)

Dated _____ Signed _____

Name _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 12 Noon on Tuesday 27th October 2026. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.