

The background of the slide is a landscape photograph of a field. The foreground is a lush green field. The middle ground features a large, dry, golden-brown field. In the background, there are rolling hills, trees, and a blue sky with white clouds. Power lines are visible on the right side of the image.

Gymkhana Field

Whitchurch Canonorum, Bridport, Dorset

Gymkhana Field

Whitchurch Canonichorum
Bridport
Dorset DT6 6FB



2.46 acres (0.99 Ha)

- An attractive 2.46 acre gently sloping pasture field
- Lovely views of the surrounding countryside
 - Good access and road frontage
 - Edge of village strategic location
- For Sale by Formal Tender - tenders close on Tuesday 29th September 2026 at 12 noon

Guide Price **£50,000**

Freehold

Axminster Agricultural
01297 33122
rwillmington@symondsandsampson.co.uk



THE LAND

A rare opportunity to purchase an attractive 2.46 acre parcel of pastureland set on the edge of Whitchurch Canonorum with views over surrounding countryside. The land has road frontage and is bounded by mature hedges and fencing. The land is likely to appeal to investors, farmers or amenity purchasers. Given its strategic position it is considered the land may offer potential for future residential development or alternative uses (STPP).

SERVICES

Main water connected, other services closeby.

TENURE

Freehold with vacant possession upon completion

RIGHTS OF WAY

No public rights of way cross the land. The land is accessed over a formal right of way over the entrance driveway to the adjacent Gymkhana Field housing estate,

LOCAL AUTHORITY

Dorset Council Tel 01305 251010

AGRICULTURAL SCHEMES

The land is not entered into any agricultural schemes

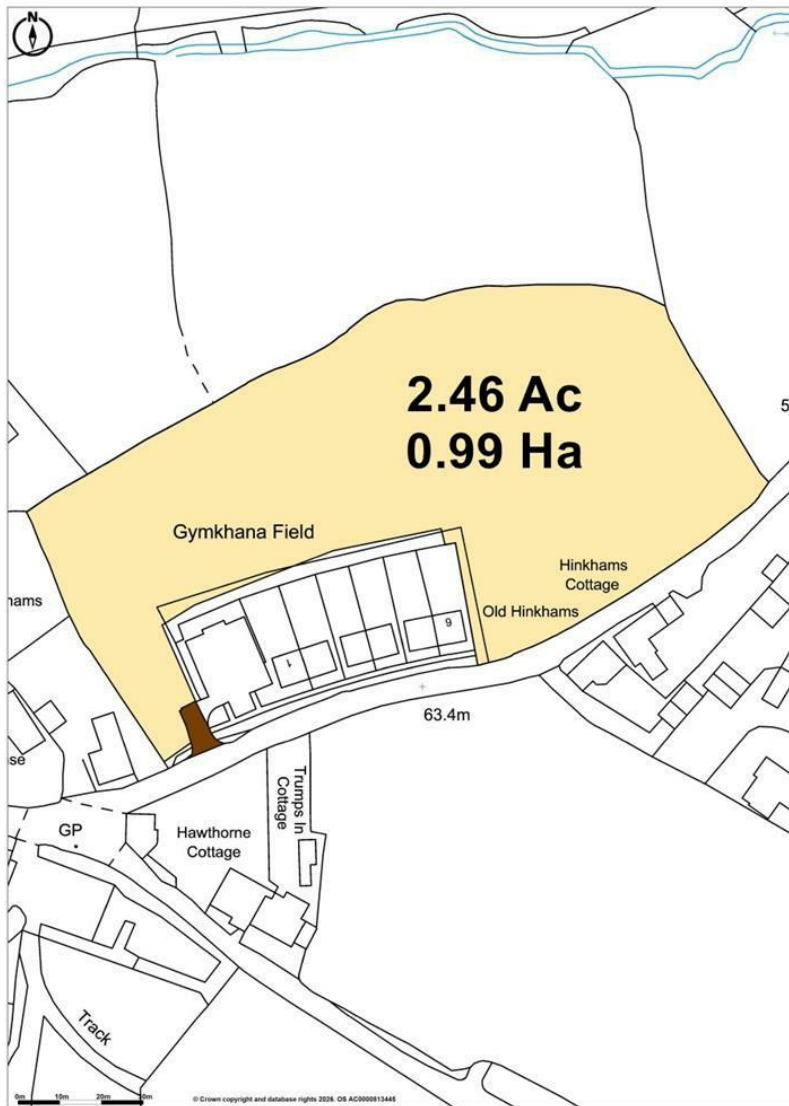
OVERAGE

The contract will include an overage/uplift clause. Therefore, if planning for residential development of the land was granted within 20 years, the vendor would be entitled to a 20% uplift. See legal pack for details.

METHOD OF SALE

Tenders are invited to be submitted on the attached Formal Tender form prior to 12 noon on Tuesday 29th September 2026. For further information please contact the sole agents Symonds & Sampson.





VIEWING

During daylight hours with particulars to hand having first informed the Axminster Agricultural office on 01297 33122.

DIRECTIONS

Opposite Felicity's Farmshop in Morcombelake (A35) take the road to Ryall & Whitchurch Canonorum. Continue for 2 miles, just by the Five Bells Inn turn right signposted Shave Cross. The land will be on the left marked by our for sale boards.

What3Words ///invite.arise.hamster



AxAg

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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 NOTES
GYMKHANA FIELD, WHITCHURCH CANONICORUM, BRIDPORT,
DORSET, DT6 6FB

Tenders are to be received, in writing, on this form by

12 NOON ON TUESDAY 29TH SEPTEMBER 2026

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums 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 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 the envelope with the words "GYMKHANA FIELD 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. Completion date will be Tuesday 27th October 2026, or earlier by agreement.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



01297 33122

Symonds & Sampson LLP
Trinity Square, Axminster, Devon, EX13
5AW

mrw@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

FORMAL TENDER FORM
GYMKHANA FIELD, WHITCHURCH CANONICORUM, BRIDPORT, DORSET,
DT6 6FB

Tenders are to be received, in writing, on this form by

12 NOON ON TUESDAY 29TH SEPTEMBER 2026

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW
Ref: MRW Email: rwillmington@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone:

Hereby submit for a Tender for 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:

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 29TH SEPTEMBER 2026. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS.

DEPOSIT MONIES CAN BE PAID BY BACS TO: SYMONDS & SAMPSON LLP

ACCOUNT NO: 00174618 SORT CODE: 30-92-69 OR A CHEQUE MADE PAYABLE TO SYMONDS & SAMPSON LLP



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