

A photograph of a small, single-story building with a gabled roof. The building has a central double door made of grey corrugated metal. On either side of the door are windows with multiple panes, set into red brick walls. The upper part of the building's walls and the roof are made of weathered, corrugated metal. The building is surrounded by green grass and some trees in the background. The sky is blue with large, white, fluffy clouds.

0.93 acres Land and Buildings off Dorchester Road

Lytchett Minster, Poole, Dorset

0.93 acres Land and Buildings off Dorchester Road

Lytchett Minster

Poole

Dorset BH16 6JF

0.93 acres (0.38 hectares) comprising land and buildings,
including a workshop, carport and garage. For sale by
Formal Tender.



1679.00 sq ft



0.93 acre(s)

- For Sale by FORMAL TENDER - Deadline closing
12noon 8th October 2026
 - 0.93 acres (0.38 ha) land and buildings
- Workshop with an internal area of 156 sq.m (1,679
sq.ft)
- Mains electricity and drainage with three-phase
electricity
 - Vehicular access

Guide Price **£140,000**
Freehold

For sale by Formal Tender

Wimborne Agricultural
01202 843190

wimborne@symondsandsampson.co.uk



FOR SALE AS A WHOLE BY FORMAL TENDER

Tender deadline: 12noon Thursday, 8th October 2026

THE PROPERTY

0.93 acres (0.38 hectares) of land and buildings located off Dorchester Road in Lytchett Minster.

The site comprises a large hardstanding area and a traditionally built workshop divided into three sections with two sets of double doors, an additional storage room and WC. The workshop offers flexible space suitable for a variety of uses, subject to the necessary planning consents. Additional buildings include a three-bay open-fronted carport and a separate open-fronted garage.

Approximate measurements:

Workshop 156 sq.m (1,679 sq.ft)
Three-bay carport 59 sq.m (635 sq.ft)
Garage 24 sq.m (258 sq.ft)

Approximately 0.60 acres (0.24 hectares) of land and woodland lies to the south of the site.

The buildings are in generally good condition, with minor roof repairs required to the workshop.

The property benefits from vehicular access via a gravel track off Dorchester Road.

SERVICES

Mains electric and drainage. The workshop benefits from three-phase electricity.

Mains water connection nearby. Interested parties should make their own enquiries.

TENURE

The land and buildings are all being sold freehold with vacant possession.



RIGHTS OF WAY

There are no Rights of Way through the site.

The neighbouring property has a right of access over the gravel entrance track off Dorchester Road.

FLOOD RISK

Flood Zone 2 covers approximately 50% of the site.

The southern-most section of the site is designated as Flood Zone 3.

DESIGNATIONS

Green Belt

Within 400m of Holton and Sandford SSSI and

Poole Harbour SSSI

Nitrate Vulnerable Zone

EPC

No EPC

LOCAL AUTHORITY

Dorset Council 01305 221000

www.dorsetcouncil.gov.uk

SOLICITORS

Tasha Way

Battens Solicitors

Maltravers House

Petters Way

Yeovil

BA20 1SH

DIRECTIONS

What3Words: ///eaten.dizzy.quench

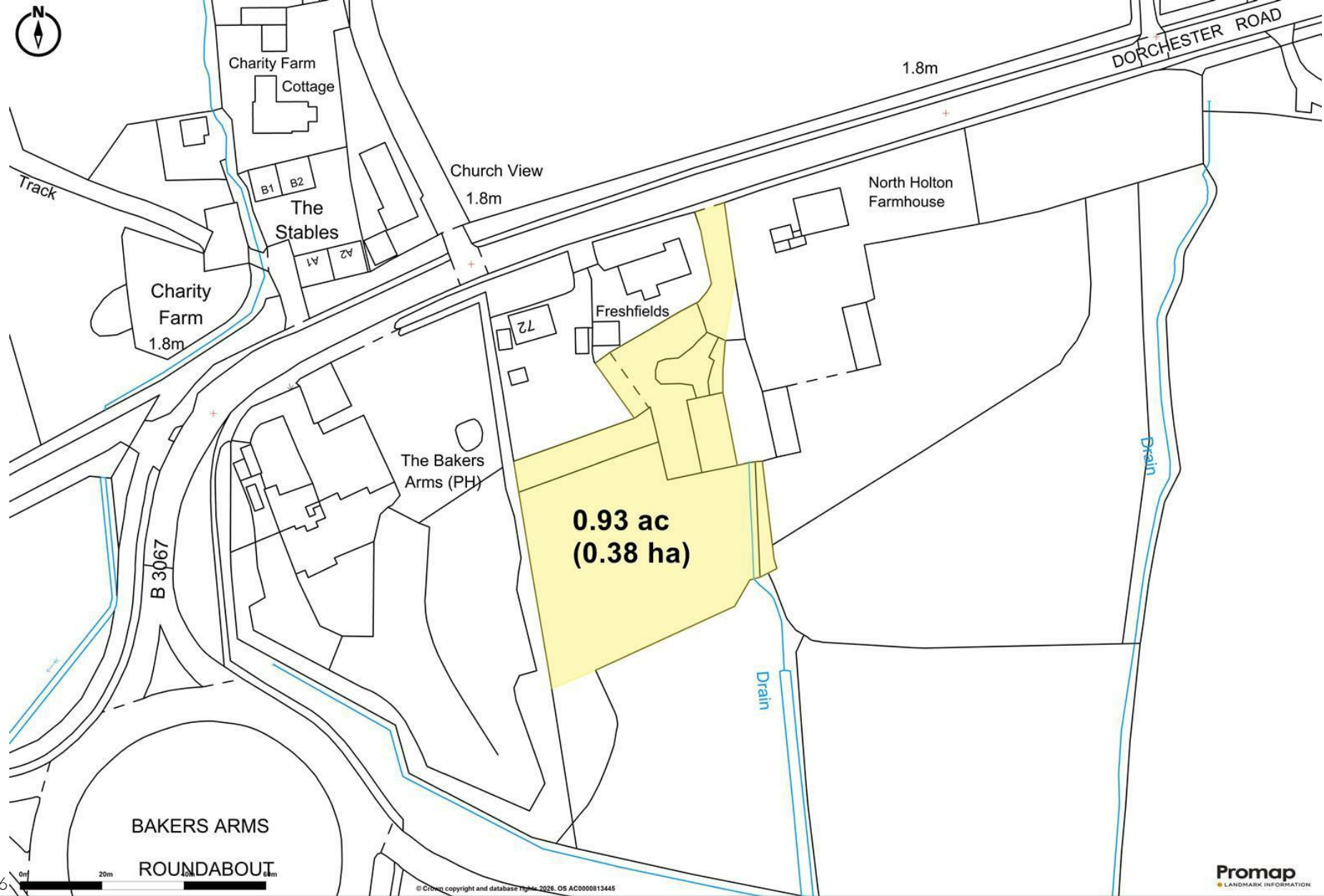
VIEWINGS BY APPOINTMENT ONLY

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 and Sampson LLP Wimborne office.





01202 843190

wimborne@symondsandsampson.co.uk
Symonds & Sampson LLP
5, West Street,
Wimborne, Dorset BH21 1JN



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
0.93 Acres Land and Buildings off Dorchester Road
Lytchett Minster, Poole, Dorset, BH16 6JF
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON THURSDAY 8 OCTOBER 2026

Symonds & Sampson, 5 West Street, Wimborne Minster, BH21 1JN
Ref: AFH Email: afhobbs@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Any person wishing to purchase the Property must complete and sign the Formal Tender Form attached and return it together with the signed Contract, these printed conditions and a 10% deposit to Symonds & Sampson at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
4. 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 and the Tender Pack.
5. 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.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "LAND AND BUILDINGS OFF DORCHESTER ROAD, LYTCHELT MINSTER" in the left hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% 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.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. Completion date as per Contract.
10. 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 now in.
 - (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 you instruct a solicitor to inspect the pack on your behalf before submitting a tender.**



01202 882103

Symonds & Sampson LLP
5 West Street, Wimborne Minster, Dorset, BH21 1JN
afhobbs@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
0.93 Acres Land and Buildings off Dorchester Road
Lytchett Minster, Poole, Dorset, BH16 6JF

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
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Symonds & Sampson, 5 West Street, Wimborne Minster, BH21 1JN
Ref: AFH Email: afhobbs@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode _____

Telephone & Email: _____

Hereby submit 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: _____

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 Thursday 8 October 2026. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.