



Symonds
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Knight
Frank

Landlords Knapp

Coombe Road, Winterbourne Steepleton, Dorchester, Dorset

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Coombe Road
Winterbourne Steepleton
Dorchester, Dorset
DT2 9HD

An attractive and productive standalone block of chalk downland extending to approximately 134.07 acres, situated in an elevated position in the rural Dorset countryside, with consistently high arable yields and free-draining soils.

- 134.07 acres (54.25 ha)
- Productive chalk downland
- Free-draining soils with reliable cropping potential
 - Attractive elevated rural position
 - Currently farmed in-hand
 - Private water supply
 - Sporting rights included

Guide Price **£1,300,000**

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

Landlord's Knapp comprises an attractive and productive standalone block of approximately 134.07 acres (54.25 ha) of chalk downland situated in a sought after part of Dorset.

The property is characterised by its free-draining chalk soils and consistently high arable yields, providing reliable cropping potential across a range of rotations. The land enjoys an attractive rural setting with elevated views over the surrounding rolling countryside and neighbouring farmland.

The property is accessed directly from the public highway and provides a useful and productive block of agricultural land, with sporting, amenity and landscape interest.

Land at Landlord's Knapp would make a useful addition to an existing agricultural enterprise, but equally has the scale to be a standalone unit.

SITUATION

Landlord's Knapp is situated on the outskirts of the village of Winterbourne Steepleton, in an attractive area of picturesque countryside lying within a chalk-stream valley between open downs, designated within the Dorset National Landscape. The elevated position provides attractive views across the surrounding rolling countryside and neighbouring farmland.

The property is conveniently located approximately 10.2 miles north of the seaside town of Weymouth and 10.8 miles west of Bridport. The County Town of Dorchester is approximately 5.8 miles to the east and provides an extensive range of shops, businesses, restaurants and educational facilities, together with the services and amenities of Poundbury and Brewery Square.

Winterbourne Steepleton provides a range of local amenities including a school, garage, shop and local pub, whilst the surrounding countryside offers excellent opportunities for enjoying the landscape, with miles of bridleways and footpaths.

DIRECTIONS

From Dorchester, take the A35 west towards Bridport. Continue along the A35 and take the appropriate turning towards Winterbourne Steepleton. Continue through the village and follow the local road network towards Landlord's Knapp.

What3Words: ///scans.moment.motored





THE LAND

Landlord's Knapp extends to approximately 134.07 acres (54.25 ha) and comprises a block of chalk downland.

The land benefits from free-draining soils and reliability across a range of cropping rotations. The property is currently farmed in-hand and provides a productive and manageable block of agricultural land.

TENURE AND POSSESSION

The property is offered for sale Freehold with vacant possession on completion.

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.

SERVICES

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

PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS

Access to the property is directly from the public highway. The property is crossed by a restricted byway.

RURAL GRANT SCHEMES

The land is currently in a Sustainable Farming Incentive agreement. For autumn/winter 2026, approximately 50 acres has been committed an Overwinter Stubble option. The remainder is in Winter Cover Crop option with the intention of drilling Spring Barley thereafter.

DESIGNATIONS

The property is situated within the Dorset National Landscape.

Purchasers should make their own enquiries regarding any additional designations or restrictions affecting the property.

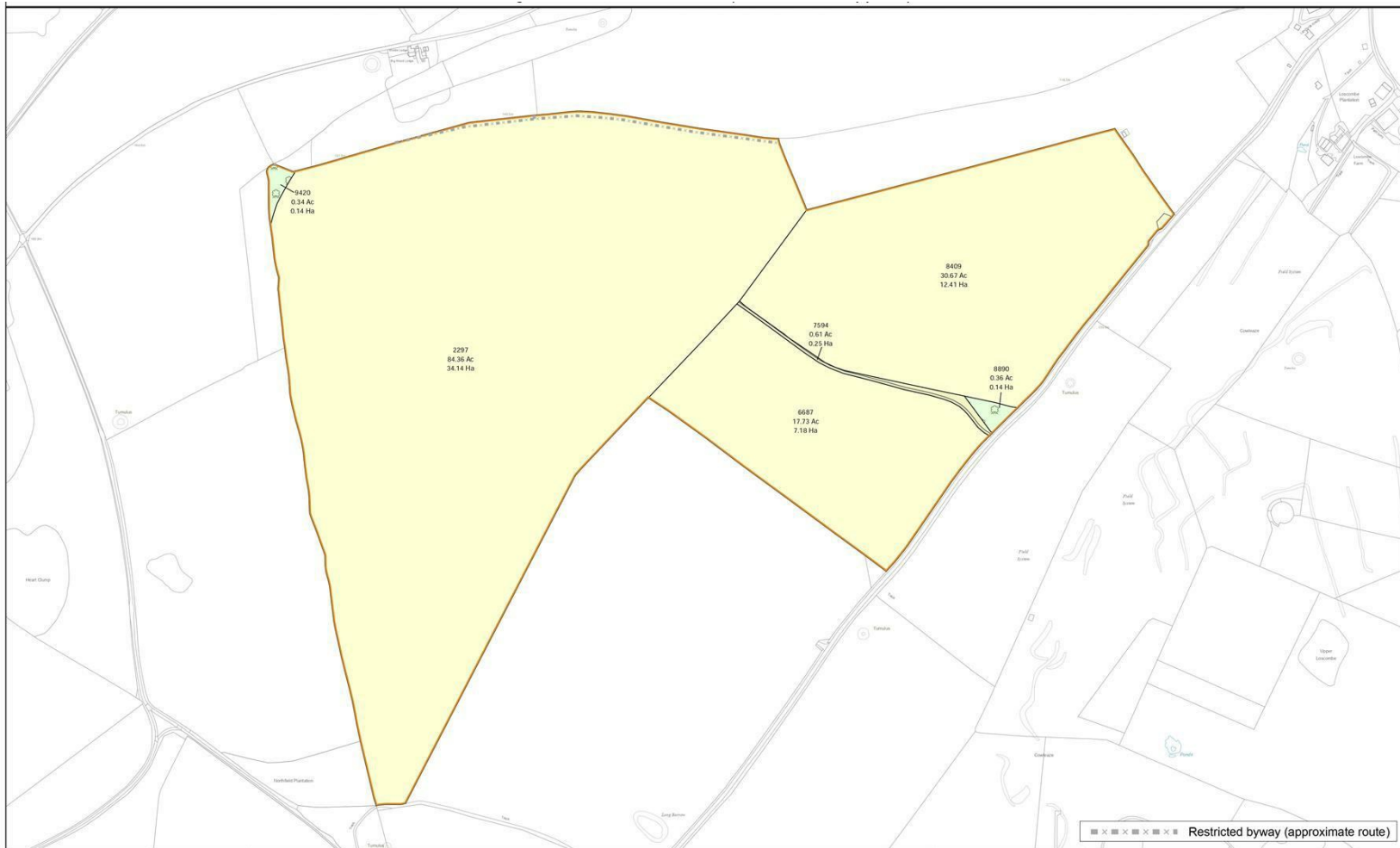
LOCAL AUTHORITY

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

AGENTS NOTES

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





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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