



# CORTON FARM

FRIAR WADDON | WEYMOUTH | DORSET

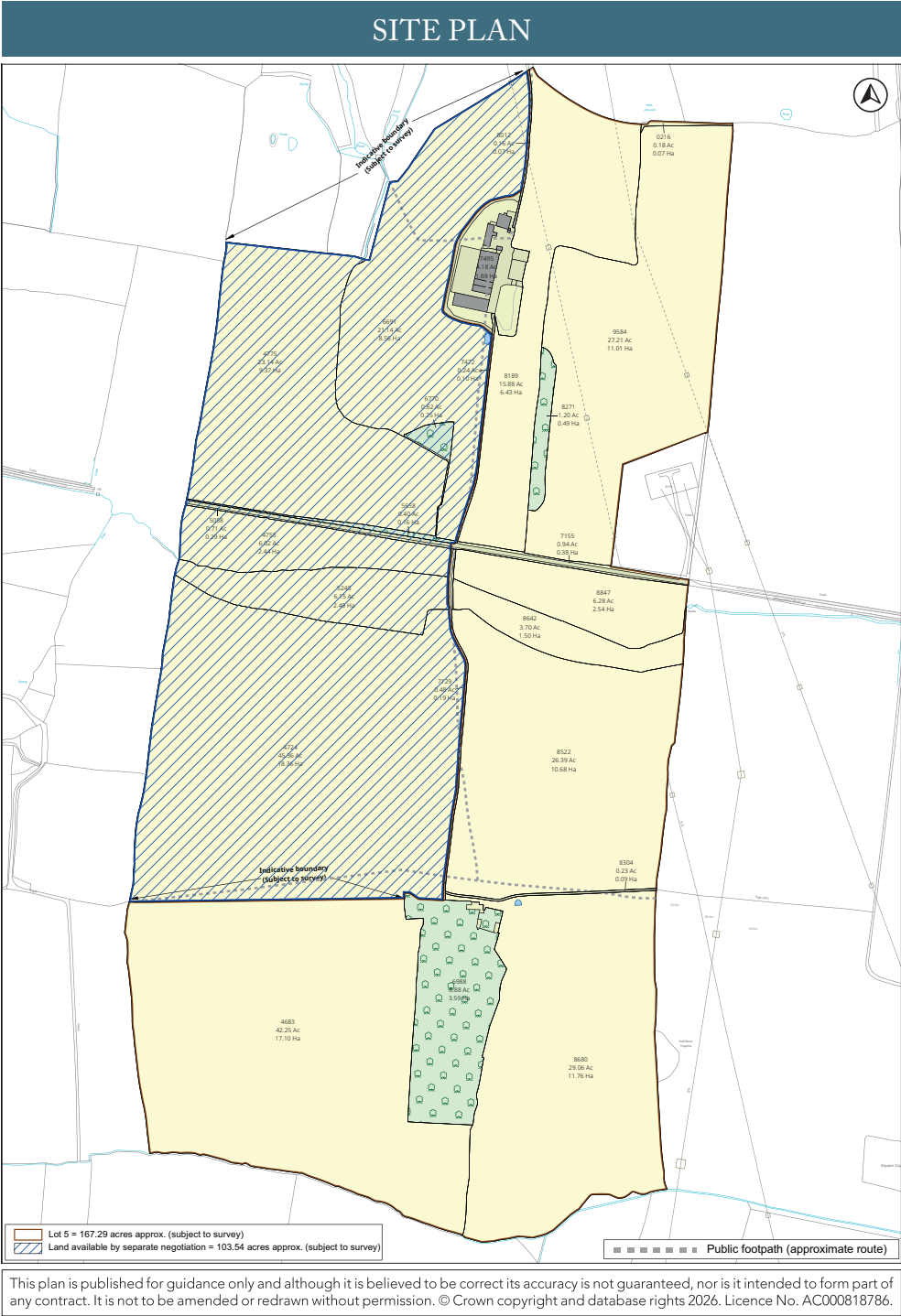
# CORTON FARM (167 ACRES WITH OPTIONAL 104 ACRES)

Corton Farm presents 167 acres of rolling arable land which is farmed in-hand, with an extensive range of farm buildings including livestock sheds, a grain drying shed, and a slurry lagoon, making it suitable for mixed farming.

At the northern tip of the near 9 acre block of woodland are the ruins of a former farmhouse that could have potential development with the necessary planning permissions.

Two fields at the south are subject to an overage for solar development, which is limited in nature and exclusively applies to one previously agreed provider. This site may present potential for alternative development, subject to the relevant permissions.

There is also a transferable option to purchase an adjacent 104 acres, as per the sale plan (further details available from the agent).





# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The land is offered for sale freehold as a whole with vacant possession by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a number of public footpaths and bridleways across the property.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## SERVICES

Mains and private, spring-fed water supply. Mains electricity.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

## LOCAL AUTHORITY

Dorset Council.

## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

## DIRECTIONS

**Postcode:** DT3 4EP | **What3Words:** ///moves.botanists.tickling

## VIEWINGS

Strictly by appointment with Knight Frank.





Viewing strictly by appointment only. Please contact the selling agents:

**Knight Frank National Country Department**

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London W1U 8AN

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