

Land at Wareham Meadows

Wareham, Dorset

Land at Wareham Meadows

Wareham
Dorset BH20 4ND

For sale by Formal Tender

Tender deadline of Noon on Thursday 19th
November

- 65.76 acres (26.61 hectares) of level water meadows
 - Located on the outskirts of Wareham
 - Rich in wildlife and biodiversity
 - Direct road access

Guide Price **£310,000**

Freehold

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

Wimborne Agricultural
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

The land at Wareham Meadows extends to approximately 65.76 acres (26.61 hectares) of level water meadows. A number of culverts run through the meadows leading to a central wildlife pond, with several bridges providing access across the culverts and creating informal walking routes throughout the land. The meadows support a good range of biodiversity and wildlife and are enclosed by a ring-fenced boundary.

The land is currently cut for hay once a year and there are high seats strategically located for deer control.

SITUATION

The land is situated on the outskirts of the market town of Wareham in south-east Dorset. The River Frome separates the land from the town, which offers a range of local amenities including shops, cafés and restaurants.

Wareham benefits from good transport links with a railway station providing services to Poole, Bournemouth and London Waterloo. The town also has road connections to the wider Purbeck area and the coastal towns of Dorset. The surrounding area is characterised by attractive countryside, with the Isle of Purbeck and the Jurassic coast within close proximity.

SERVICES

No services connected. Interested parties should make their own enquiries relating to the locality of services.

TENURE & POSSESSION

Freehold title with vacant possession on completion.

All mineral, sporting and timber rights are included in the sale.

ENVIRONMENTAL SCHEMES

The land is in a Countryside Stewardship Agreement, due to end 30/06/2031. This scheme provides an annual income of £22,447.

The land is subject to the following revenue actions:

- CGS16 Supplement: Rush control
- CGS19 Manage wet grassland for wintering waders and wildfowl
- CSP11 Supplement: Manage scrapes and gutters
- CWT3 Manage ditches of high environmental value
- CGS22 Manage priority habitat species-rich grassland





DESIGNATIONS

Situated within Flood Zone 3
Purbeck Heritage Coast
Poole Harbour Special Protection Area
Wareham Meadows SSSI
Poole Harbour Ramsar Site
Dorset National Landscape

SOLICITORS

Matthew and Matthew Solicitors
Tel: 01202 437195
Email: emma.king@mm4law.co.uk

LOCAL AUTHORITY

Dorset Council 01305 221000
www.dorsetcouncil.gov.uk

METHOD OF SALE

The land is for sale by Formal Tender as a whole. Tenders are to be submitted on the attached tender form and returned to our Wimborne office by Noon on Thursday 19th November 2026.

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. Please contact the Symonds and Sampson LLP Wimborne office for more information.

WHAT3WORDS

///sleepless.canal.famines

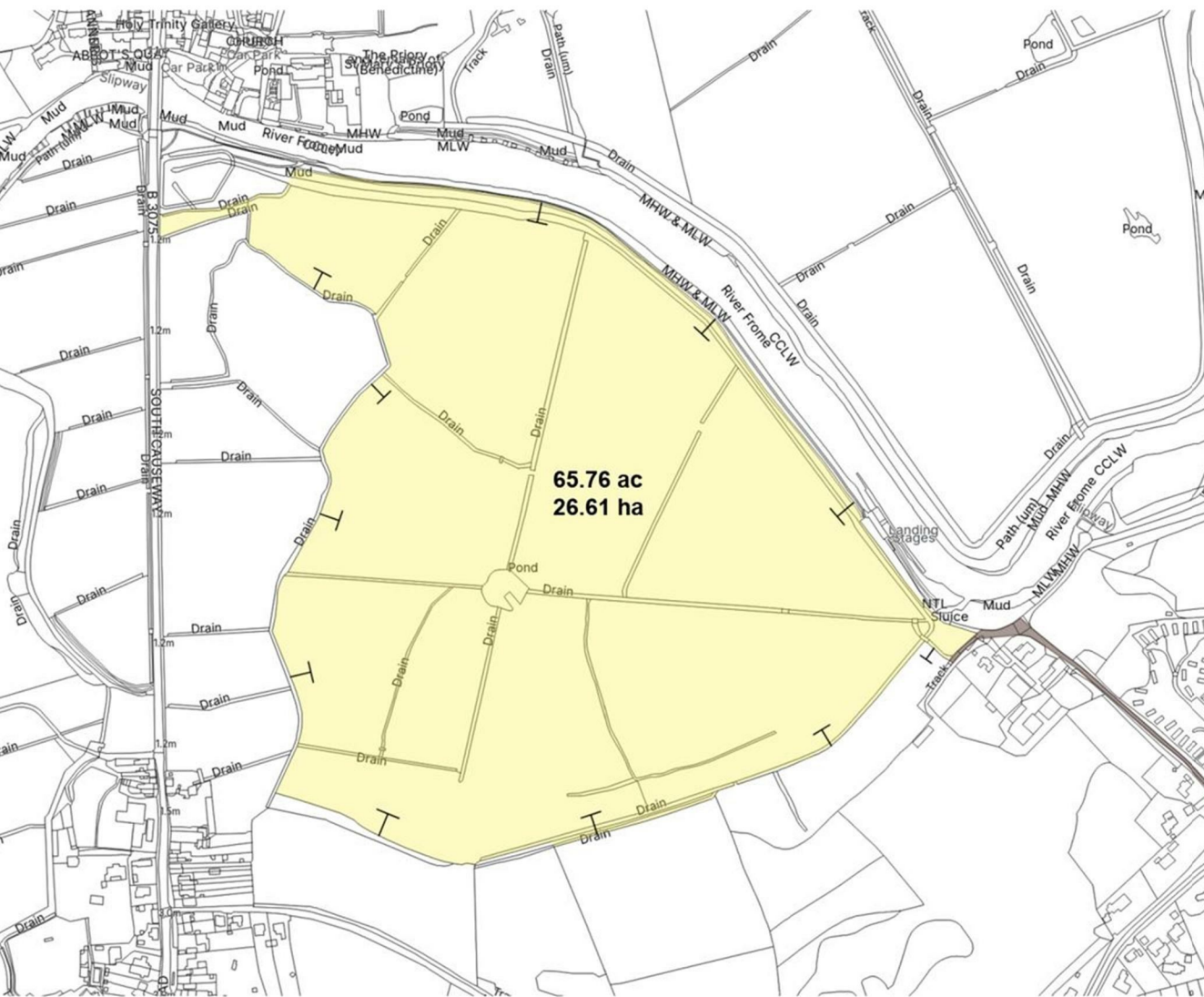
ACCESS

The property benefits from direct private access off South Causeway to the west and a right of access from Barnhill Road to the south-east.

VIEWING

Unaccompanied viewings during daylight hours with a set of sales particulars in hand after informing the agents. Contact Annie Frampton Hobbs and Ollie Chamings on 01202 843190.

Please ensure gates remain closed.



rights 2026 (licence number 100059532)

BurratonHouse&Wimborne/OC&AFH/05.10.26



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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

Land at Wareham Meadows, Wareham, Dorset, BH20 4ND

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 Noon on Thursday 19th November 2026

Symonds and Sampson, 5 West Street, Wimborne, BH21 1JN

REF: AFH – Land at Wareham Meadows EMAIL: afhobbs@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 AT WAREHAM MEADOWS - 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: AFH – Land at Wareham Meadows EMAIL: afhobbs@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode: _____

Telephone: _____

Hereby submit a Tender for **“Land at Wareham Meadows”** 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 Thursday 19th November 2026. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.