

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font on a dark green rectangular background. A thin yellow horizontal line is positioned below the text.

Symonds
& Sampson

The background of the entire page is a wide-angle landscape photograph. It shows rolling green hills in the foreground and middle ground, dotted with trees. In the distance, a coastal town is visible, followed by a blue sea under a bright blue sky with scattered white clouds.

Land at Lower Hogchester

Charmouth, West Dorset

Land at Lower Hogchester

Charmouth
West Dorset DT6 6DH



70.85 acres (28.67 ha)

- 70.85 acre block of pastureland
- Edge of Charmouth location, close to the coast
 - Fine sea views
- Conservation appeal & a haven for wildlife
 - Areas of woodland carpeted in bluebells
 - For sale by Private Treaty
 - (Lotting considered)

Guide Price **£535,000**

Freehold

Axminster Agricultural

01297 33122

rwillmington@symondsandsampson.co.uk



THE LAND

An attractive 70.85 acre (28.67 ha) block of mainly gently sloping permanent pastureland, well situated just inland from Charmouth and the Jurassic Coast. The ring fenced land has been well maintained and is offered in good heart. Mature hedges form the boundaries together with frontage to two streams. The land has been used for mowing and grazing in recent years, it comprises about 9 acres of mature broadleaved woodland carpeted in bluebells in season together with about 61 acres of pastureland. Most fields have fine views over Charmouth, the sea and the pretty West Dorset countryside. The land is accessed from Charmouth village via Barrs Lane under the A35, it is easily accessible from both Axminster and Bridport. This land is likely to appeal to farmers, investors and conservation minded purchasers alike.

SERVICES

Natural water supplies.

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

Several footpaths cross the land.

LOCAL AUTHORITY

Dorset Council DT1 1XJ Tel: 01305 221000

AGRICULTURAL SCHEMES

The land is entered into a Sustainable Farming Incentive (SFI) scheme which started in 2025 and ends in 2030.

DESIGNATIONS

The land is located in the Dorset National Landscape (formerly AONB). It is not in a Nitrate Vulnerable Zone (NVZ).

METHOD OF SALE

For sale by Private Treaty as a whole (further lotting considered)

VIEWINGS

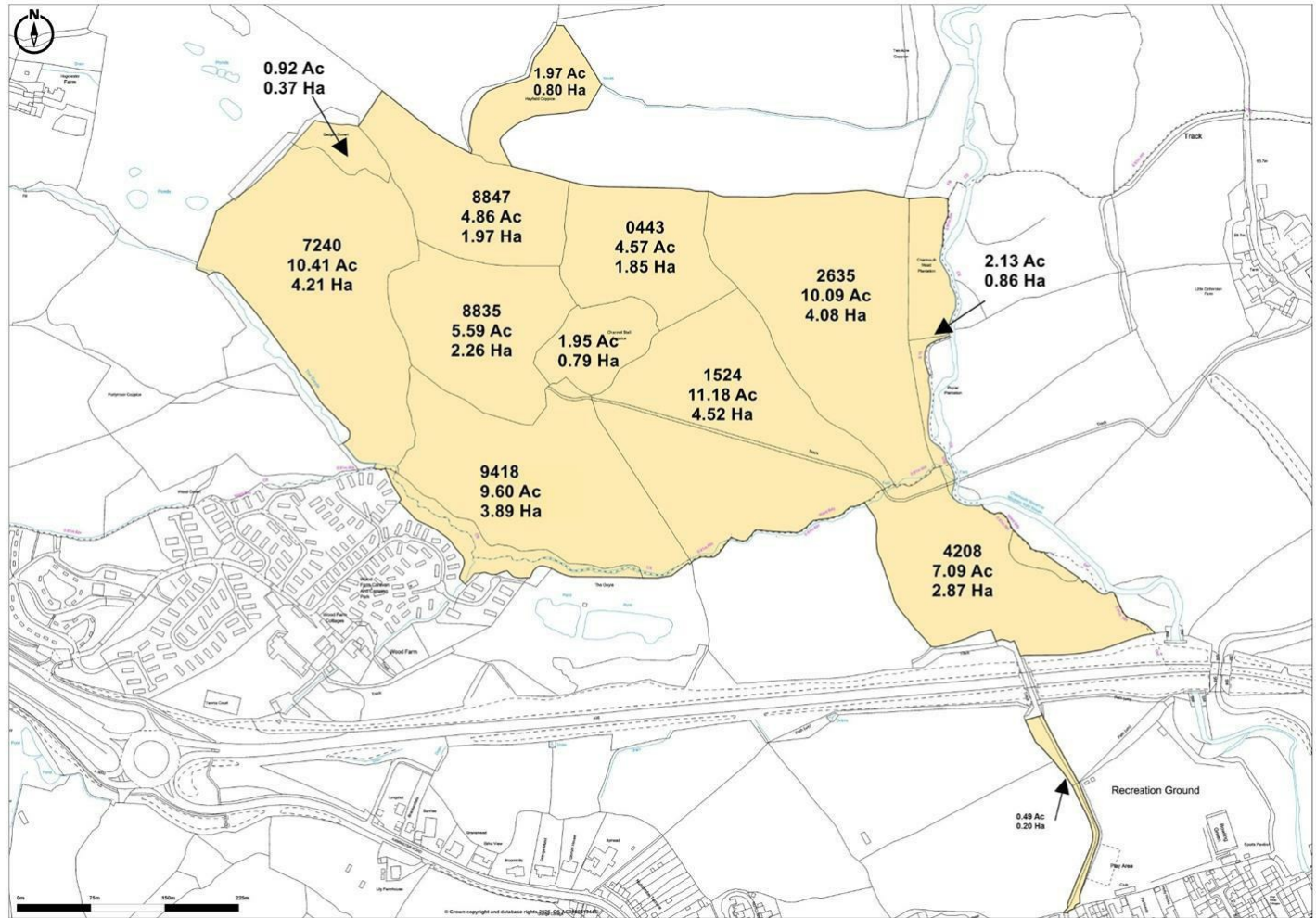
During daylight hours with particulars to hand having first informed the Axminster Agricultural office on 01297 33122.

DIRECTIONS

From Axminster take the A35 to Charmouth, proceed down the main street, turning left into Barrs Lane opposite the Pharmacy. Continue past the Recreation Ground and under the A35, the gateway to the land is ahead of you, marked by our sale boards.

What3words ///times.thickened.beeline

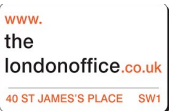




Promap
LANDMARK INFORMATION

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AxAg/MRW/Apr26



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