

Land at Whitehouse Farm

Motcombe, Dorset

Land at Whitehouse Farm

Shaftesbury Road
Motcombe
Shaftesbury
Dorset SP7 9NR

61.26 acres (24.79 hectares) of productive pasture land
with a 4-bay farm building available in 2 lots

- Level and gently sloping productive pasture land
 - Direct road access off the B3081
 - Mains water connected
 - 4-bay farm building and yard area
 - Lot 1 - 44.33 acres and barn
 - Guide Price £425,000
 - Lot 2 - 16.93 acres
 - Guide Price £180,000

Guide Price
£605,000

Freehold

Sturminster Newton
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sturminster@symondsandsampson.co.uk



Lot 1



Lot 1



Lot 1

DESCRIPTION

A conveniently sized block of productive pasture land which is also arable capable. The soil is Kimmeridge Clay and Gault and is classified Grade 3 on the ALC. Lying 105m-120m above sea level with the head of the Fern Brook running through Lot 1, the land is an attractive mix of level and gentle slopes providing views of surrounding countryside and Shaftesbury nearby. The fields are bounded by mature hedgerows and there is a small pond in Lot 1.

In Lot 1 is a useful 4-bay concrete frame farm building measuring 60' x 26' (18.3m x 8.0m) with a stone floor. Adjoining is a large yard area and a concrete base for a former building.

LOCATION

The land is situated in a pleasant rural yet accessible position betwixt Shaftesbury and Gillingham, with both lots enjoying direct access off the B3081. The land is located in the North East corner of the Blackmore Vale, renowned for its grass growing capabilities, and at the foothills of the Cranborne Chase.

SERVICES

The land enjoys a metered mains water connection. The meter is located in Lot 2, see sale plan. If sold in lots an easement will be reserved for Lot 1.

DESIGNATIONS

The land is NOT located in a National Landscape area (formerly AONB) or Nitrate Vulnerable Zone. The land is not in a Countryside Stewardship agreement. No public rights of way cross the land. No overage imposed by the sellers.

TENURE

Freehold
Vacant possession on 30 March 2026 on cessation of the current tenancy.

VIEWING

Unaccompanied with a set of particulars in-hand, after first informing the selling agents. Please secure gates and respect the current tenants crops and livestock.

What3Words: /// sector.sheds.copies



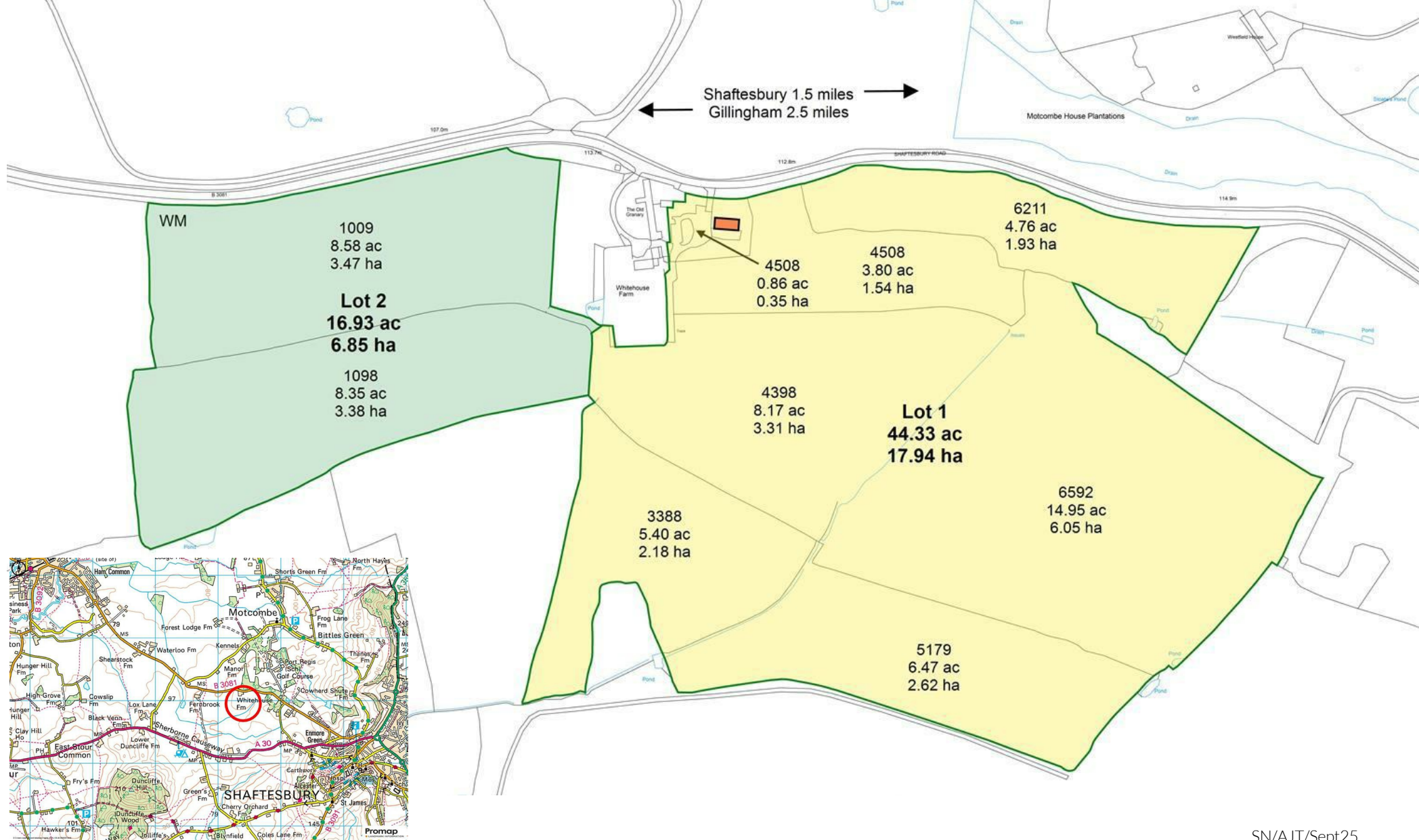
Lot 2



Lot 2



Lot 2



SN/AJT/Sept25



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