

Symonds & Sampson

Land South of the A37

Charminster, Dorchester, Dorset

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Charminster
Dorchester
Dorset DT2 9RR

46.67 acres (18.89 hectares) of level free draining pasture land and water meadows, situated south of the A37 and the village of Charminster.

For sale by Informal Tender

As a whole, with the deadline of Noon on Tuesday 17th November 2026.

- Level pasture land and water meadows
- Direct access from A37
- Adjacent to River Wrackle
- On the edge of Charminster village

Guide Price £350,000

Freehold

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

Dorchester Agricultural
01305 236237
ochamings@symondsandsampson.co.uk
wwallis@symondsandsampson.co.uk







THE PROPERTY
46.67 acres (18.89 hectares) of level free draining pasture land and water meadows, situated south of the A37 and the village of Charminster. The land is divided into 6 parcels which are bordered by either mature hedgerows or livestock fencing.

SITUATION
The land is well positioned with the village of Charminster to the north and the County Town of Dorchester and the Duchy Settlement of Poundbury in close proximity to the south. The land has good communication links with the A37 providing access to the north and the nearby A35 to the east and west.

DIRECTIONS
From the centre of Dorchester head north towards Yeovil on the B3147. At Weirs roundabout take the second exit onto the A37. After 0.8 miles, the access to the land is on the left, opposite the Sheridan Rise junction.

ACCESS
Access is direct from the public highway (A37) as marked on the sale plan.

WHAT3WORDS
///horseshoe.compacts.undercuts

SERVICES
Natural water supply.

TENURE & POSSESSION
Freehold with vacant possession on completion.

SPORTING RIGHTS
All sporting rights are believed to be in hand and run with the freehold. Fishing rights are not included on the River Wrackle, being a carrier of the River Frome.

RIGHTS OF WAY
The area striped blue on the sale plan is registered as open access common land, as defined by the Countryside and Rights of Way Act 2000.

DESIGNATIONS
The land is located in a Nitrate Vulnerable Zone (NVZ), and Flood Zones 2 & 3.

LOCAL AUTHORITY
Dorset Council – 01305 221000
www.dorsetcouncil.gov.uk

SOLICITORS
Pengillys Solicitors - Matthew Rimmer
Email: mdr@pengillys.co.uk
Tel: 01305 768888

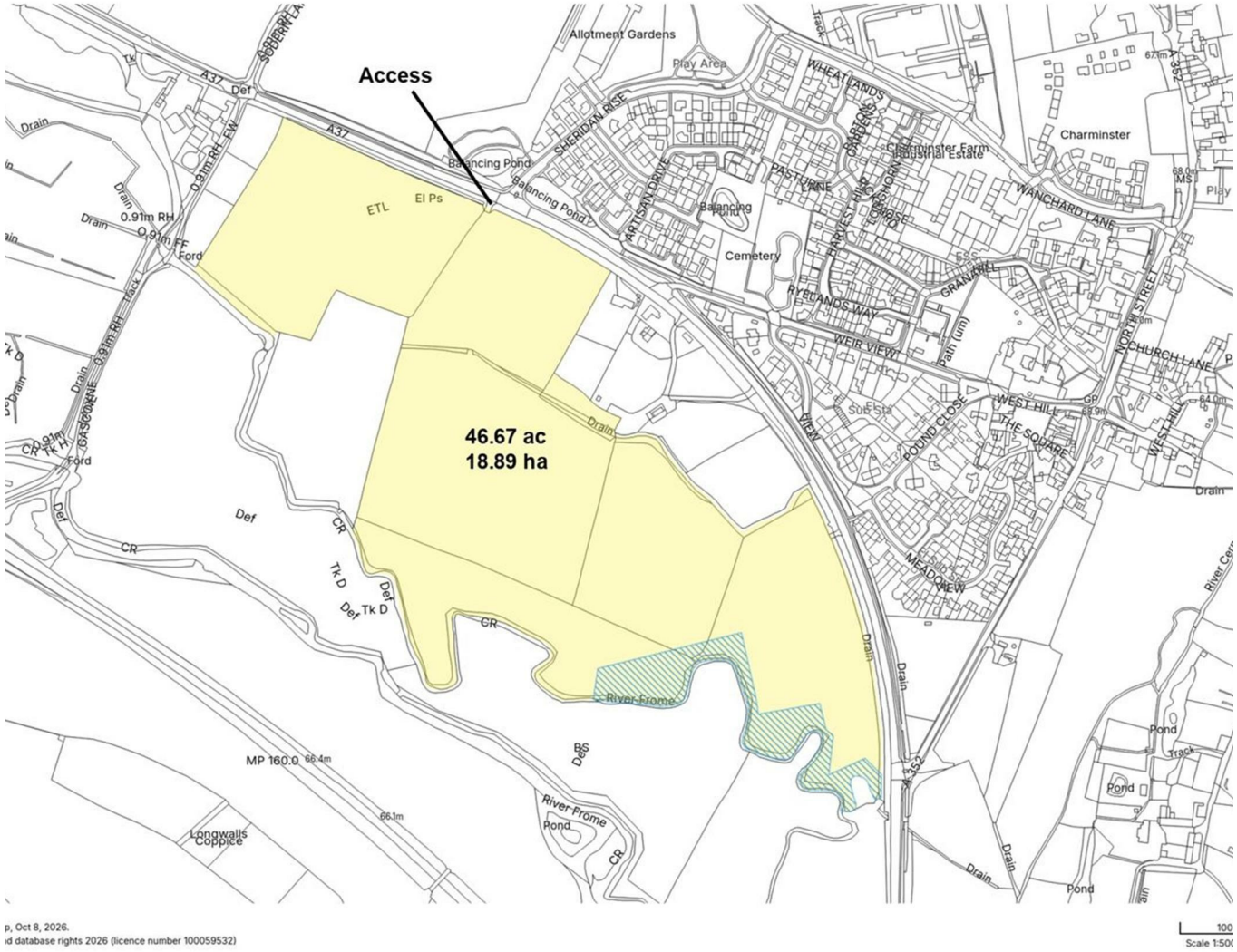
METHOD OF SALE
The land is for sale by Informal Tender. Tenders are to be submitted on the attached tender form and returned to our Burraton House office by Noon on Tuesday 17th November 2026.

VIEWINGS
Unaccompanied viewings in daylight hours with a set of particulars to hand having first informed the agents.













Burraton/WW & OC/08.10.26

01305 236237

burraton@symondsandsampson.co.uk
Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Dorchester, Dorset DT1 3GR

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.

INFORMAL TENDER CONDITIONS
Land South of the A37, Charminster, Dorchester, Dorset, DT2 9RR

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
12 Noon on Tuesday 17th November 2026

Symonds and Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR
REF: OC/WW – Land South of the A37 EMAIL: wwallis@symondsandsampson.co.uk

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. 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.

4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the inclusion of any fixtures or fittings, the grant of any planning or other consents, but otherwise it should be subject to contract only.

5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.

6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.

7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words "**Land South of the A37 - Informal Tender Offer**" or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.

8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract following acceptance of an offer.

9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.

10. The Vendor does not commit to accept the highest or any offer.

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REF: OC/WW – Land South of the A37 EMAIL: wwallis@symondsandsampson.co.uk

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

I/We……

of……

Telephone: ……Email……

Hereby submit for **Land South of the A37, Charminster, Dorchester, Dorset, DT2 9RR** as indicated in the sales particulars, an offer in the sum of:

£…… Offer in words ……

Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:…… Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:……

My/our solicitors are: ……

Anticipated timescale: ……

If your offer is subject to sale, please provide further information, including your selling agent's details, any other relevant comments -

……

……

Dated: .....

Signed: .....