



HIGHER FARM AND ESTATE

LANGTON HERRING | WEYMOUTH | DORSET





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Langton Herring | Chickerell 2.5 miles | 3.3 miles | Weymouth 6 miles (London Waterloo 2 ¾ hours) | Dorchester 10 miles (London Waterloo 2 ½ hours)
(Distances and times are approximate)

A UNIQUE OPPORTUNITY TO PURCHASE ALMOST 1,000 ACRES OF PRODUCTIVE ARABLE LAND WITHIN THE DORSET NATIONAL LANDSCAPE, WITH SPECTACULAR VIEWS OVER CHESIL BEACH AND THE FLEET LAGOON. THE AREA FORMS PART OF THE JURASSIC COAST - ENGLAND'S ONLY NATURAL UNESCO WORLD HERITAGE SITE.

Lot 1 - Higher Farm

Approximately 555 acres comprising productive arable land, woodland, agricultural buildings, a commercial shoot, and a two-bedroom cottage.

Lot 2 - Wans Barton

A stylish, four-bedroom, four-bathroom barn conversion with amazing sea views across Chesil Beach and the Fleet Lagoon, sitting in approximately 3 acres of its own land.

Lot 3 - Knights in the Bottom

Approximately 34 acres of productive arable land across the lane from Higher Farm but outside the Dorset National Landscape, presenting significant solar energy potential.

Lot 4 - Landlord's Knapp

A standalone block of approximately 134 acres of chalk downland, with consistently high arable yields.

Lot 5 - Corton Farm

Approximately 167 acres of rolling arable land, with woodland, extensive farm buildings and a livestock unit, and with an option over an adjacent 104 acres.

In all about 893 acres (plus 104 acres option land)

Available as a whole or in five lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Higher Farm and Estate enjoys a wonderfully elevated setting amidst the rolling countryside of the Dorset National Landscape (formerly the Dorset Area of Outstanding Natural Beauty). Neighbouring the world renowned Jurassic Coast - designated a UNESCO World Heritage Site - the estate lies within one of the most celebrated stretches of rural and coastal scenery in southern England. The Jurassic Coast offers exceptional walking and dramatic seascapes, while nearby the Fleet Lagoon provides fantastic wildlife watching and Chesil Beach allows for water sports, sailing and sea fishing.

The village of Langton Herring has a thriving community and is centred around its parish church, village hall and the successful community pub, The Elm Tree Inn. Everyday essentials can be found in the neighbouring villages of Chickereil and Portesham, both of which provide well stocked village stores, while the thriving towns of Weymouth and Dorchester offer an extensive range of shops, restaurants, cultural venues and services.

Schooling in the area is excellent. A choice of primary schools lies in the surrounding villages, with respected secondary schools in both Weymouth and Dorchester. Independent options include Milton Abbey, Leweston, the Sherborne schools and Bryanston, all within convenient reach.

Mainline rail services from Weymouth and Dorchester run directly to London Waterloo taking 2¾ hours or less, while Bournemouth and Exeter Airports - each a little over an hour by car - provide domestic and international connections.



LOT 1 | HIGHER FARM (555 ACRES)

At the heart of the estate, Higher Farm comprises approximately 555 acres of in-hand arable land, with mature woodland and gently rolling topography. The farm benefits from a range of agricultural buildings suitable for modern operations, and a two-bedroom cottage.

There is existing planning permission to re-organise the farmyard, including the demolition, extension and construction of agricultural sheds (P/PABA/2024/03077). Additional details are available from the agent on request.

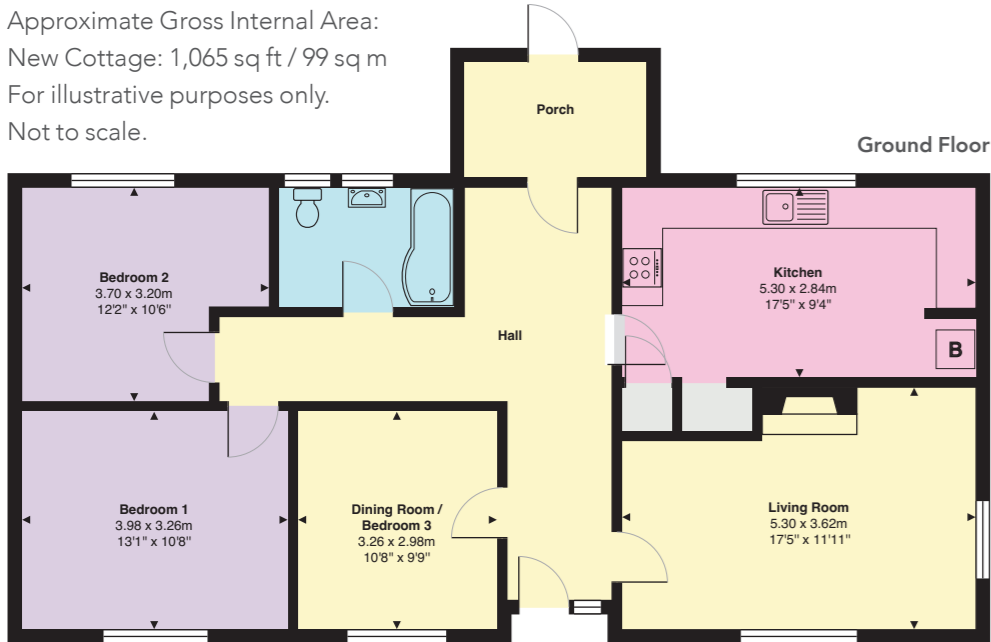
The diverse and undulating landscape offers significant opportunities around natural capital and environmental enhancement. The farm also runs a well-established shoot, typically delivering 12 days per season.

Higher Farm presents a rare opportunity to purchase a substantial block of productive farmland in a breathtaking setting, enjoying sweeping coastal views towards Chesil Beach and the Fleet Lagoon, as well as the wider Jurassic Coast.





Approximate Gross Internal Area:
 New Cottage: 1,065 sq ft / 99 sq m
 For illustrative purposes only.
 Not to scale.



LOT 2 | WANS BARTON

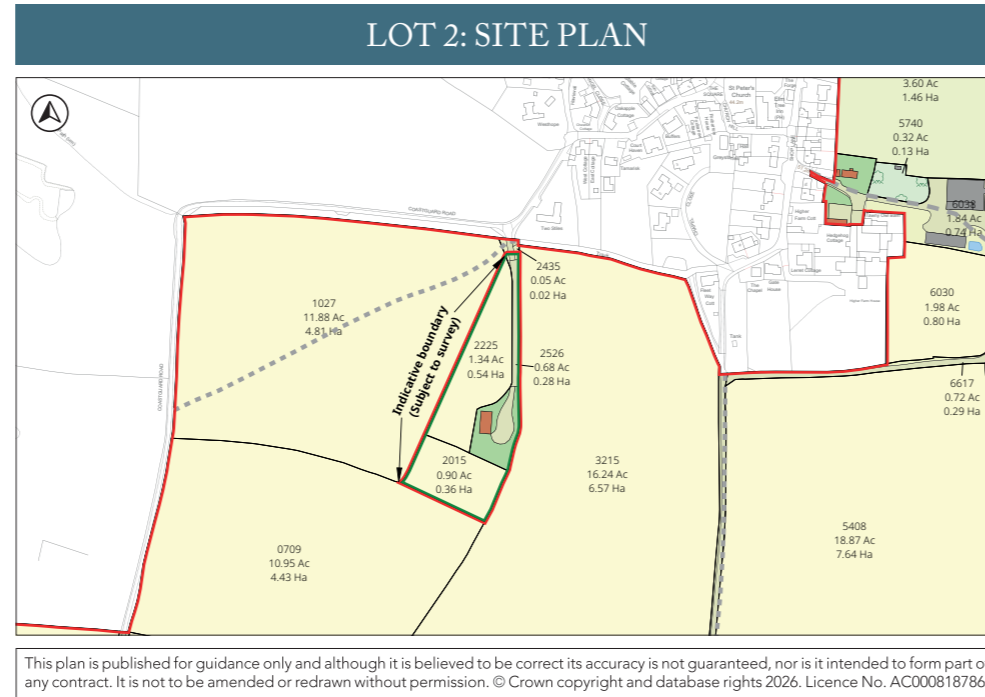
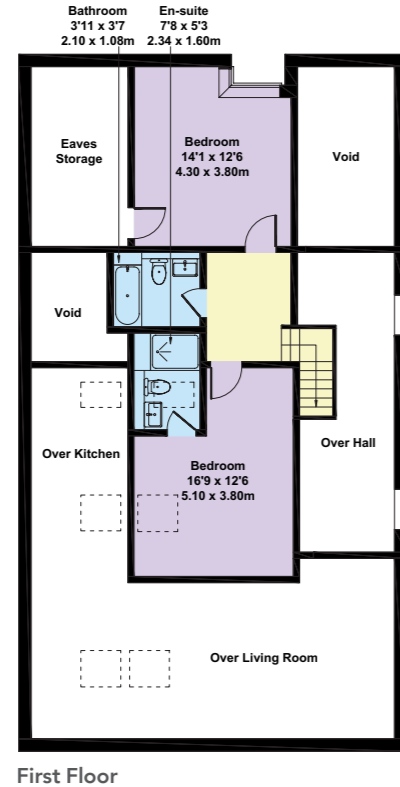
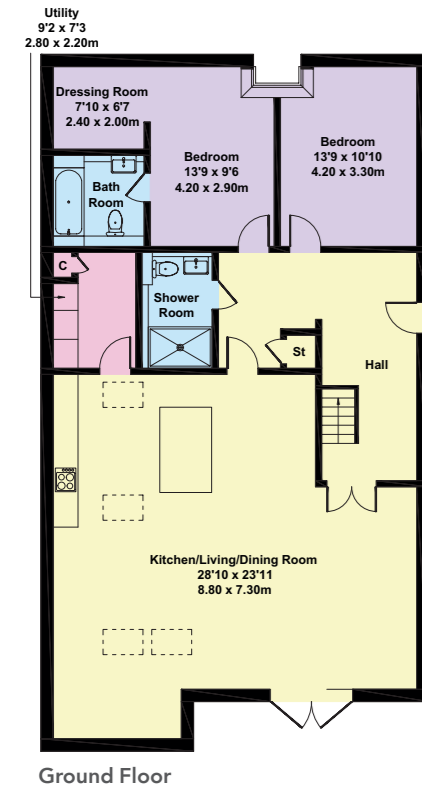
Wans Barton is an exceptional four-bedroom, four-bathroom barn conversion with panoramic views over Chesil Beach and the Fleet Lagoon. Finished to a high standard, the property blends traditional materials with contemporary interiors, creating a stylish, light-filled coastal home. Sitting in almost 3 acres of its own land, the barn enjoys stunning sea views from the living room and patio, looking out across the scenic farmland all the way to Chesil Beach. The open-plan kitchen/dining area provides a contemporary, sociable and relaxing space for families and entertaining. Many of the original architectural features remain, with high vaulted ceilings, skylight windows, and part of the original barn wall still in place.

There is existing planning permission (P/CLP/2022/07387) to install solar panels on the roof. Additional details are available from the agent on request.

Approximate Gross Internal Area:

Wans Barton: 1,981 sq ft / 184 sq m

For illustrative purposes only, not to scale.

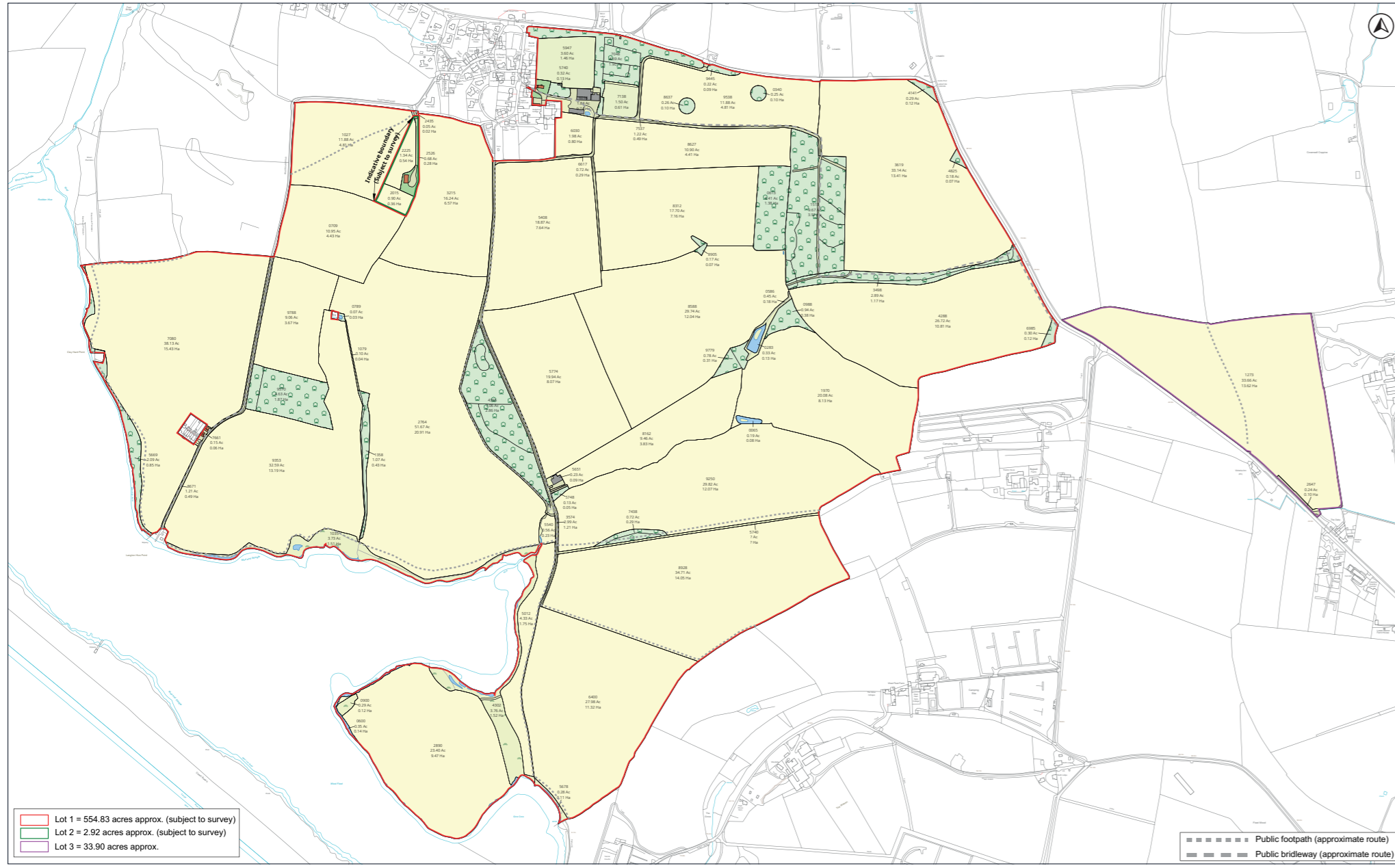


LOT 3 | KNIGHTS IN THE BOTTOM (34 ACRES)

Situated across the lane from Higher Farm, Knights in the Bottom comprises 34 acres of productive arable land, also farmed in-hand. Sitting just outside the Dorset National Landscape, the parcel offers notable potential for solar energy and renewable development (subject to planning), for which the current owners have been approached several times.

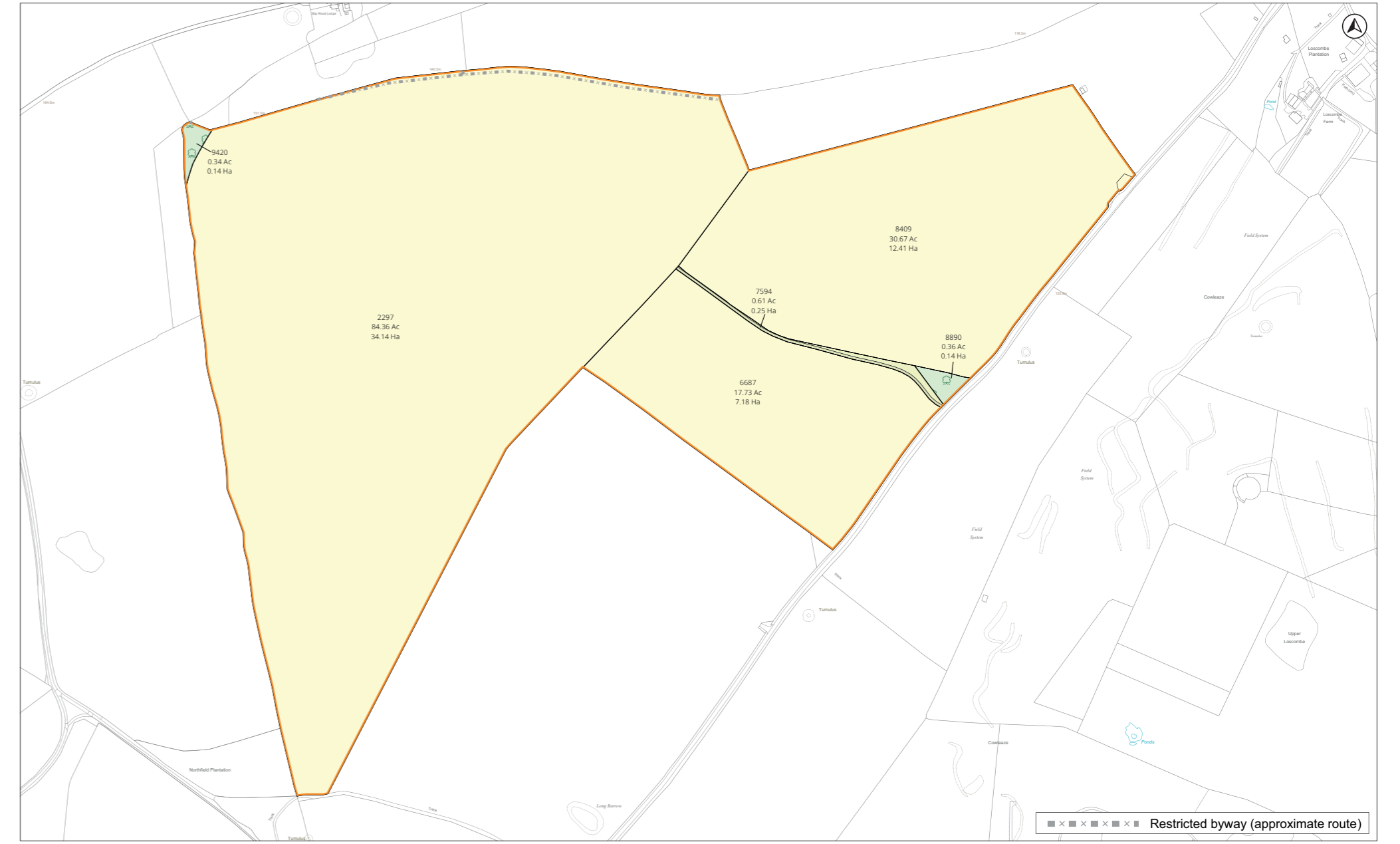


LOTS 1 - 3: SITE PLAN



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LOT 4: SITE PLAN



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LOT 4 | LANDLORD'S KNAPP (134 ACRES)

A striking block of 134 acres of chalk downland, with consistently high arable yields characteristic of the chalk geology. The land benefits from free-draining soils and reliability across a range of cropping rotations, and is currently farmed in-hand.

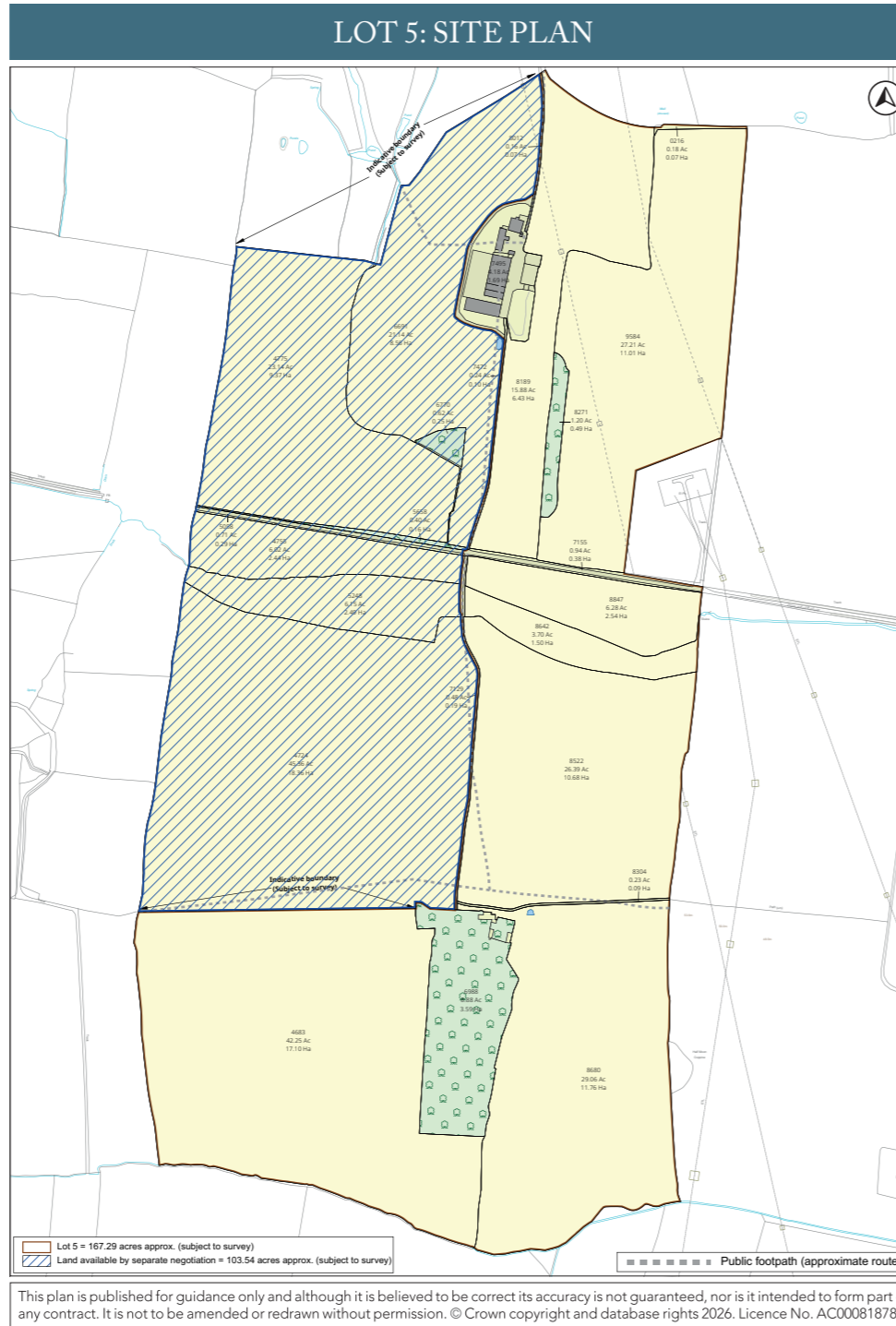


LOT 5 | CORTON FARM (167 ACRES WITH OPTIONAL 104 ACRES)

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.

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property 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

Higher Farm: Mains water and electricity.

New Cottage: Mains water, electricity and oil-fired central heating with mains drainage.

Wans Barton: Mains water, electricity and oil-fired central heating with private drainage.

Landlord's Knapp: Shared water supply.

Corton Farm: Mains and private, spring-fed water supply.

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.

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.

LOCAL AUTHORITY

Dorset Council.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

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.

COUNCIL TAX BAND AND EPC RATINGS

Property	Council Tax Band	EPC Rating
Wans Barton	F	D 58
New Cottage	D	D 59

DIRECTIONS

Postcode: DT3 4HX

What3Words: ///pebbles.spray.suitably

VIEWINGS

Strictly by appointment with Knight Frank.



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

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