

Land at North Street

Charminster, Dorchester, Dorset

Land at North Street

Charminster
Dorchester
Dorset DT2 9RR

9.43 acres (3.82 hectares) of level pasture land, situated to the east of North Street in the village of Charminster.

For sale by Informal Tender

As a whole, with the deadline of Noon on
Tuesday 1st December 2026

- Level productive pasture land
- On the edge of Charminster village
 - Direct road access
 - Peaceful location

Guide Price **£145,000**

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
www.wallis@symondsandsampson.co.uk



THE PROPERTY

9.43 acres (3.82 hectares) of level pasture land, situated to the east of North Street in the village of Charminster. The land is comprised of one field, enclosed by livestock fencing, trees and mature hedgerows, with the track entrance emerging onto North Street.

SITUATION

The land is well positioned within the village of Charminster, while also being in close proximity to the County Town of Dorchester and the new Duchy settlement of Poundbury. 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 0.3 miles, turn right onto North Street. The access is 350 metres from the junction, adjacent to the residential property.

ACCESS

Direct from the public highway.

WHAT3WORDS

///harvest.browsers.response

SERVICES

There are no mains services connected. It is understood that mains water is nearby, but buyers are to make their own enquires.

DESIGNATIONS

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

RIGHTS OF WAY

There are no public rights of way that cross the property.

TENURE & POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Dorset Council – 01305 221000

www.dorsetcouncil.gov.uk

SOLICITORS

Pengillys Solicitors - Matthew Rimmer

Email: mdr@pengillys.co.uk

Tel: 01305 768888

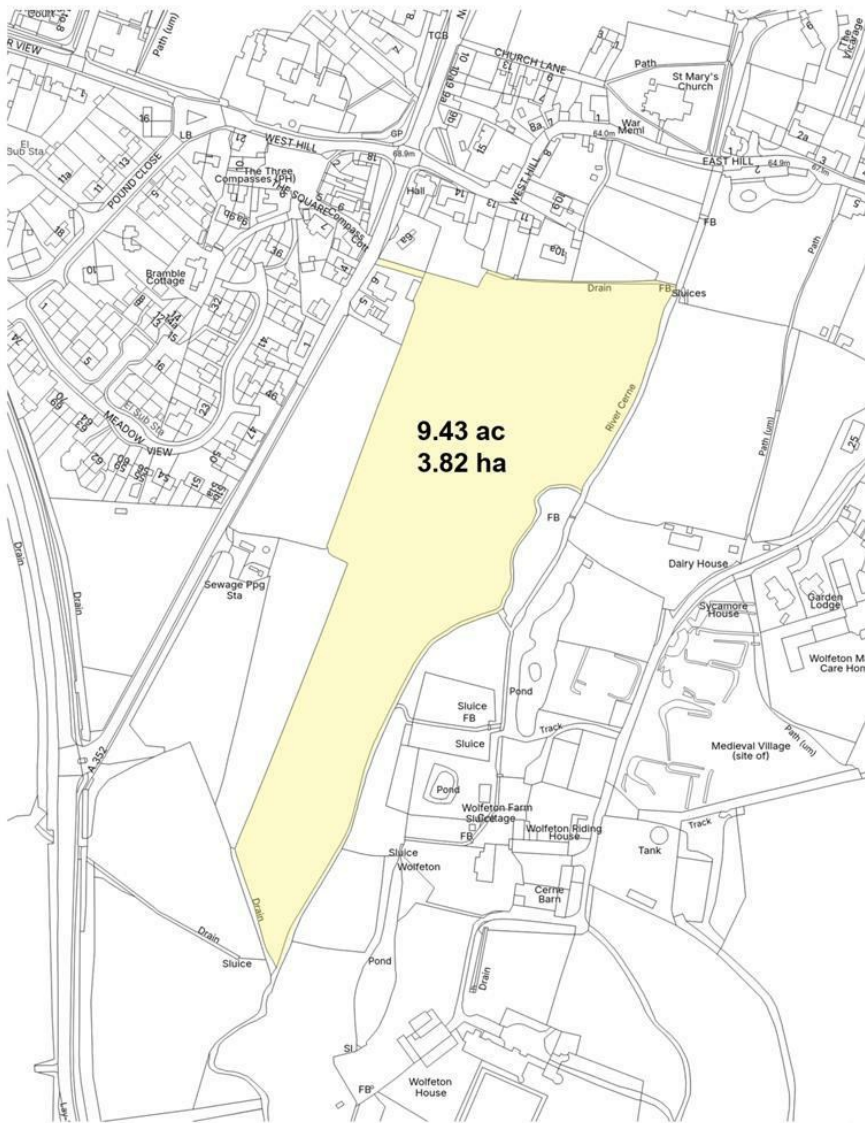
METHOD OF SALE

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 1st December 2026.

VIEWINGS

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





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Burraton/OC & WW/26.10.26



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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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



INFORMAL TENDER CONDITIONS

Land at North Street, 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 1st December 2026

Symonds and Sampson, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR

REF: OC/WW – Land at North Street 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 at North Street - 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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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 at North Street, 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: