

The Donkey Field, 0.82 Acres with Outbuilding, Hendra Road, St Dennis, PL26 8EQ



For Sale by Informal Tender
Best & Final Offers to be received by Wednesday 4th March 2026 at 12 noon

A single field enclosure on the very edge of the village together with a concrete block outbuilding.

Guide Price: £50,000 Freehold

The Land

The site comprises approximately 0.82 acres of largely level land set in a single enclosure. The land has been historically used for donkey grazing and as such is affectionately known as "The Donkey Field" but has seen little use in recent years. The land is classified as Grade IV/V on the Land Classification map.

The land abuts residential gardens to the north and east and is therefore considered to have some potential for future development (subject to planning consent).

Situated on the field is a concrete block outbuilding (approx. internal measurements 11.4m x 4m) loosely divided into three and suitable for shelter/feed/tack rooms or small stables.



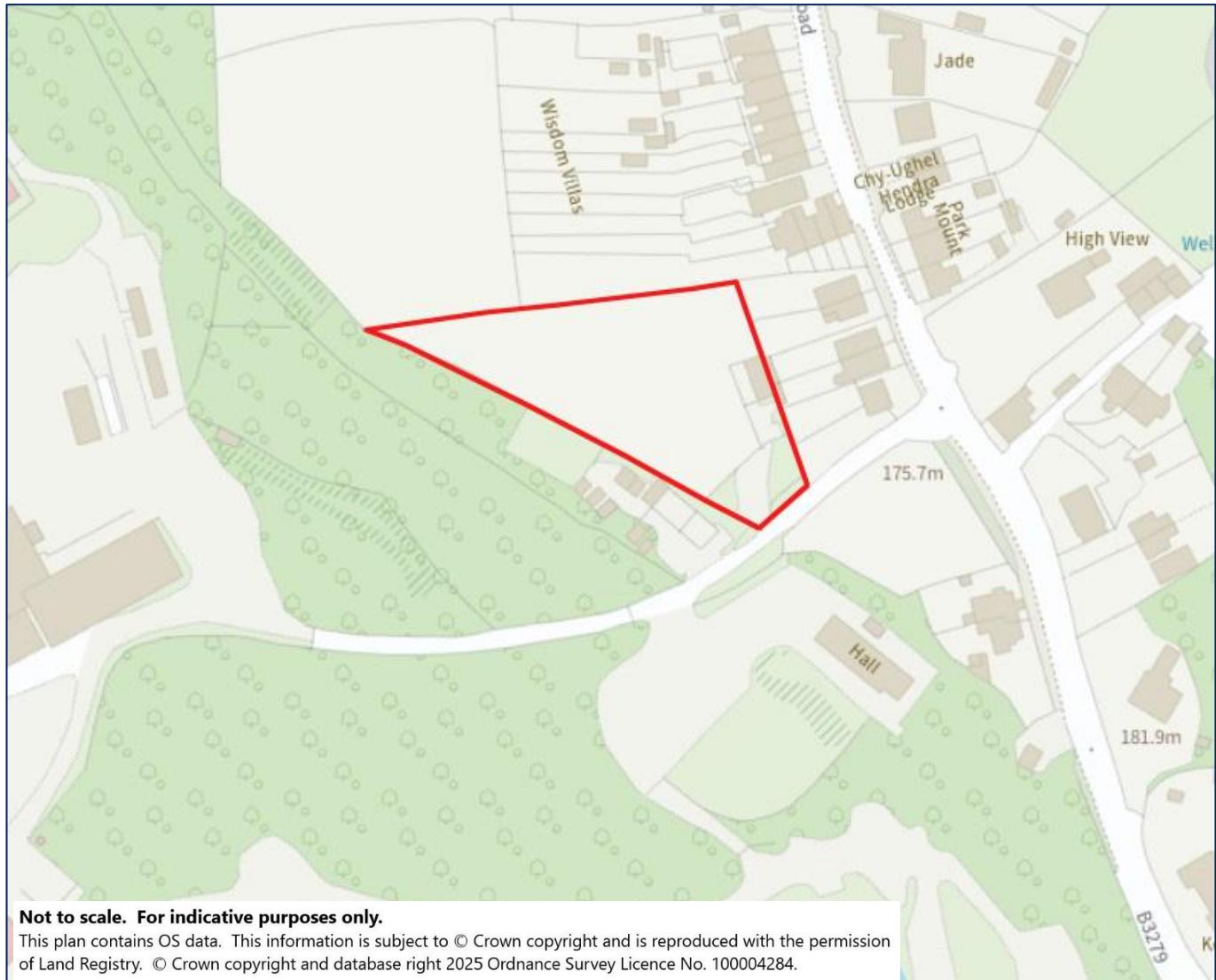
Services: Assumed mains water connected. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land is accessed from Hendra Road via a stone surfaced lane which leads to just a handful of properties as well as the St Dennis Band Club Hall and so sees little in the way of passing traffic. It is located on the very edge of the village and is within walking distance of all of the amenities and a short distance from the famous Clay Trails, offering miles of off road walking, riding and cycling opportunities right on the doorstep. St Dennis is a large village offering every day amenities and is well positioned, being close to the A30 for easy travelling in and out of the county.



Not to scale. For indicative purposes only.

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Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

Entering St Dennis along Hendra Road (passing the petrol station on the right) turn left into the stone surfaced track immediately after the bus shelter. The entrance way into the field will be found on the right hand side after approximately 45m, identified by a Lodge & Thomas for sale board.

what3words///drives.gravel.limelight

