

An aerial photograph of a rural landscape. The foreground features a large green field and a road with several cars. To the right, a large golden field is visible, with a tractor and some structures. In the background, there are more fields, trees, and a small pond. The sky is clear and blue.

Symonds
& Sampson

Land at Field Dairy Farm

Spetisbury, Blandford Forum, Dorset

Land at Field Dairy Farm

Spetisbury
Blandford Forum
Dorset DT11 9EE

An outstanding opportunity to obtain both Grade 3 arable land, pastureland, single bank fishing rights on the River Stour and a custom designed equestrian cross country training facility.

- Established XC training course designed by Adrian Ditcham
 - Grade 3 arable land
 - Direct access onto the A350
- Single bank fishing rights on the River Stour
 - Lot 1 - £765,000
 - Lot 2 - £540,000
 - Lot 3 - £70,000
 - Lot 4 - £135,000
- In total 136.10 acres

Guide Price **£1,510,000**

Freehold

For Sale By Private Treaty

Salisbury Agriculture
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INTRODUCTION

The land at Field Dairy Farm offers an excellent opportunity to acquire a varied block of land, which is divided between arable farming activities and equestrian as well as comprising leisure components.

The land is divided into four lots, with two lots dedicated to arable cropping, while the remaining two lots being used for pasture. Lot 1 includes 11.33 acres allocated for a cross country training facility, uniquely designed by Adrian Ditcham, along with single bank fishing rights along the River Stour.

SITUATION

Spetisbury is a well-respected and popular village, renowned for breath taking rural walks, opportunities for kayaking and fishing, as well as various amenities, including a beautiful parish church, a primary school, and a farm shop. The nearby towns include Blandford Forum, a historic and lively Georgian market town that provides a mix of independent retailers and larger chain stores. Additionally, Wimborne Minster boasts a vibrant community with independent shops, a Waitrose, pubs, restaurants, the Tivoli Theatre, and the historic Minster Church, along with the coastal towns of Poole and Bournemouth, both of which have mainline rail connections to London Waterloo.

LOT 1

The total area encompasses 65.27 acres of arable land and pasture land. This land is divided into three sections: the southern field, which borders the A350, covers 15.03 acres and is presently used for arable cropping. The north-eastern field spans 38.91 acres and is currently maintained as permanent pasture; it is adjacent to the River Stour and includes fishing rights. The south-eastern parcel, measuring 11.33 acres, is allocated for an equestrian cross-country training facility and also provides access to the River Stour.

Parcel 9940, identified as the southern field within Lot 1, is presently managed under a contract farming agreement that is scheduled to conclude on 30th September 2026.

The cross country jumps are excluded from the sale and can be acquired through separate negotiation.





LOT 2

Lot 2 is divided into two distinct fields and is classified as Grade 3 according to the Provisional Agricultural Land Classification. The soil is characterised as freely draining loam, making it suitable for a variety of crops sown in spring and autumn. The southern field covers an area of 49.68 acres and can be accessed from the A350 via a hardcore track. The field situated to the north-west, adjacent to the A350, is also part of the arable cropping and spans a total of 5.14 acres.

All fields benefit from access to the A350 through a hardcore farm track that lies within the ownership boundary.

Parcels 5223 and 6345, referred to as the southern field and north-west field under this lot, are presently managed under a contract farming agreement that is scheduled to conclude on 30th September 2026.

LOT 3

Lot 3 encompasses 2.68 acres and is presently utilised for equestrian grazing. The paddock is accessible via the A350 and includes a private gated entrance, along with the advantage of a mains water connection.

LOT 4

Lot 4 encompasses an area of 13.33 acres and is presently used for arable farming, managed under a contract farming agreement that is scheduled to conclude on 30th September 2026.

The land is classified as Grade 3 according to the Provisional Agricultural Land Classification. The soil is characterised as freely draining loam, making it suitable for a variety of crops sown in spring and autumn.

Lot 4 benefits from gated access directly onto the A350.

DESIGNATIONS

Sections of Lot 1 and Lot 4 are situated within Flood Zone 2.

The entirety of the land falls within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Dorset Council - 01305 221000 - www.dorsetcouncil.gov.uk

OVERAGE

Lots 2, 3 and 4 will be sold with an overage provision applicable to future development. This provision will not cover agricultural, horticultural, or equestrian developments. The overage will remain in effect for 30 years from the completion date, applying to 30% of any value increase resulting from the granting of planning permission.

TENURE AND POSSESSION

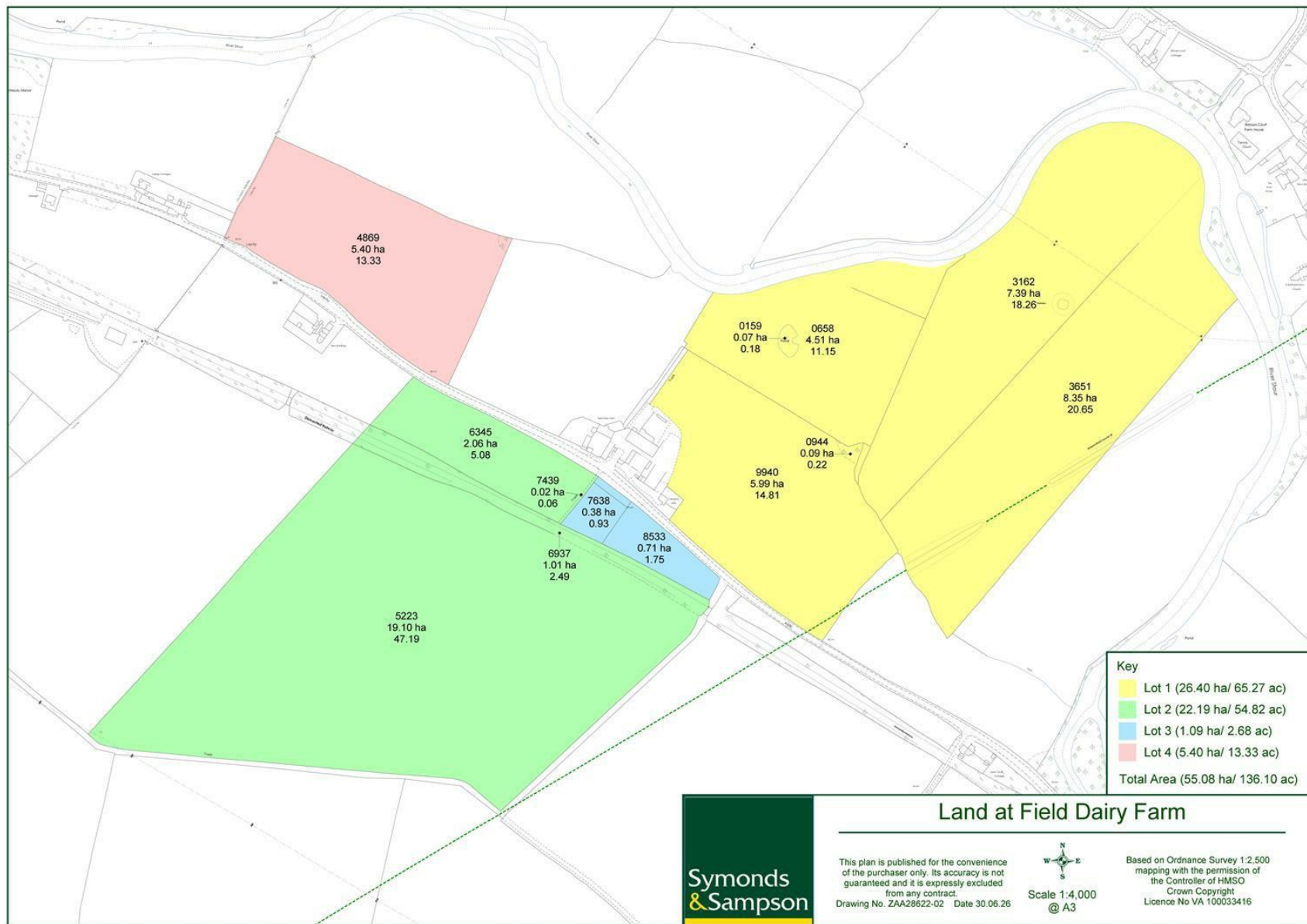
Freehold with vacant possession on completion, subject to the existing contract farming agreement that is scheduled to conclude on 30th September 2026

VIEWINGS

All viewings strictly by appointment only with the vendor's agent Gabriella Placidi 01722 334323.

RIGHTS OF WAY

There is a private access right across the western boundary of Lot 4.



SALS/GKP/2026



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