

An aerial photograph of a quarry site. A large, irregularly shaped area is outlined in red. This area contains a large, flat, light-brown surface, likely a quarry floor or a large pile of stone. To the right of this main area, there are several smaller piles of stone and a dirt road. The surrounding landscape is a mix of green fields and brown, harvested fields, with some trees and a small building visible in the distance. The sky is clear and blue.

Symonds  
& Sampson

Marnhull Stone Ltd  
Whiteway Quarry, Marnhull

# Marnhull Stone Ltd

Whiteway Quarry  
Whiteway Lane  
Marnhull  
Dorset DT10 1NQ

- Established & operational dimension stone quarry
  - 3.62 acres with planning permission
- 11.62 acres of additional allocated reserves
  - Planning for extraction until 2031
- High quality Todber Freestone resource
  - Onsite workshop with cutting facilities
    - Strong regional demand for stone
  - Potential for infill subject to planning

Guide Price **£1,000,000**

Freehold

For Sale by Private Treaty.

Sturminster Agricultural  
01258 472244

[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)



## THE PROPERTY

An active dimension stone quarry extending to approximately 3.62 acres with approximately 58,200t of stone remaining (48,700t dimension and 9,500t brash), with an adjoining 11.62 acre allocated mineral reserve under the Dorset Minerals Sites Plan 2019 (OBS1) with estimated 140,000t of stone (112,000 t dimension and 24,000 t brash). The quarry produces Todber Freestone and is suitable for ashlar, rubblestone, fireplaces, flooring, cills, lintels, quoins and heritage restoration projects. The property is serviced by hardened access tracks, with screen bunds and an internal workshop area. The adjoining mineral allocation secures long-term future reserves and significant working potential.

## SITUATION

Strategically located just off Whiteway Lane southeast of Marnhull, North Dorset, with direct access from major routes via Sturminster Newton (B3092), Blandford Forum, and Shaftesbury. The site lies within the Blackmore Vale, set discreetly amid agricultural land while benefiting from proximity to traditional stone-using settlements. Numerous local heritage buildings and farms display Marnhull stone, further demonstrating the geological and aesthetic value of the resource.

## PLANNING

The quarry is currently consented under Planning Permission Ref: 2/2016/1766/DCC, valid until 31 December 2031, with conditions including:

- Extraction limited to blockstone to a maximum depth of 13m
- Working hours restricted to weekdays only, 07:30–17:30
- No crushing or blasting operations
- Progressive low-level restoration and screen bunding
- Environmental controls for dust, noise, and stockpile heights

Planning Ref: 2/98/778 permits the crushing of stone on site for a period of 5 days per year.

Planning ref: 2/2018/0784/DCC permits the construction of a new stone cutting shed and an office/showroom including training area, toilets, kitchen, hard surface yard and parking bays, for a temporary period for the duration of quarrying at adjacent Whiteway Quarry. We understand the development was commenced and is extant.

The 11.62-acre extension is safeguarded under Policy MS-6, OBS1 within the Dorset Mineral Sites Plan 2019, identifying Marnhull as one of only three allocated building-stone sites across Dorset (excluding Portland and Purbeck). This allocation highlights the strategic importance of the reserve, supporting the ongoing regional supply of high-quality building stone while contributing to the preservation of the traditional character of local settlements and providing a structured framework for future extraction.

## SERVICES

Mains water and three phase electricity supplies are present and connected.

## TENURE & POSSESSION

Freehold with vacant possession available upon completion.

## FIXTURES & FITTINGS

The following items are included in the sale:

- 2.2 metre Anderson Grice Primary block saw
- BM mono blade saw
- 1.2 metre Wells Wellcut saw
- 4 Guillotines
- 3 power packs
- JCB Generator
- Merlo 5.5 tons lift capacity all terrain forklift
- Claas 3 tonne lift capacity fork lift

## RIGHTS OF WAY & RESTRICTIVE COVENANTS

The property is sold subject to all existing rights of way, wayleaves, easements, covenants, and restrictions, whether or not specifically mentioned in these particulars. Purchasers are deemed to have full knowledge of the boundaries and associated rights. There are no public rights of way which pass through the property.

## VIEWING

Strictly by appointment only. Please contact Edward Dyke or Will Cairns on 01258 472244.

3-year business accounts are available upon request, please also contact the agents.

## DIRECTIONS

What3Words: ///developer.brilliant.obligated  
Alternatively on Google Maps, search: Marnhull Stone





SturAg/WC&ED/Aug25

01258 472244

sturminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 Agriculture House, Market Place,  
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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