

Land at Hartgrove

East Orchard, Shaftesbury, Dorset

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East Orchard
Shaftesbury
Dorset SP7 0LF

- 5.00 acres (2.02 hectares)
- Undulating, productive pasture land
 - Far reaching views
 - Good highway access
- Situated in a very accessible rural position
 - Rights to connect to mains water

Guide Price **£75,000**

Freehold

For Sale by Private Treaty

Sturminster Agricultural
01258 472244

sturminster@symondsandsampson.co.uk



THE LAND

An attractive block of approximately 5.00 acres (2.02 hectares) comprising undulating and productive pasture land with loam and Kimmeridge clay soils, bounded by mature hedgerows and stockproof fencing. The land enjoys stunning, far-reaching views across the Blackmore Vale and is suitable for a range of agricultural, equestrian, horticultural and recreational uses. To the southwest, there is good access directly off the highway with a useful area of hardstanding.

LOCATION

The land lies in an accessible rural position, enjoying good access to a number of nearby market towns. Shaftesbury is approximately 3.5 miles to the northeast, Sturminster Newton 4.5 miles to the southwest, and Blandford Forum approximately 10.5 miles to the south, all providing a good range of amenities.

SERVICES

There are no services present however the land will be sold with the right to connect to an existing mains supply located approximately 185 metres to the north.

TENURE

Freehold with vacant possession

LOCAL AUTHORITY

Dorset Council - 01305 221000

www.dorsetcouncil.gov.uk

MATERIAL INFORMATION

Within two months after completion, the vendor will erect a stock proof fenced boundary with single gate between points A & B on the sale plan.

After the fence is erected, ownership and associated maintenance obligations will fall upon the buyer.

The land is not in a Countryside Stewardship agreement, a Nitrate Vulnerable Zone or a National Landscape (formerly AONB).

A public footpath crosses the land (see sale plan).

The adjoining property to the south has a right of access over a small part of the land off the unclassified lane, see hatched area on sale plan.

The vendor reserves the right to retain the capital compensation payments for the two electricity poles situated in the land.

There are no BPS entitlements or delinked payments included in the sale.

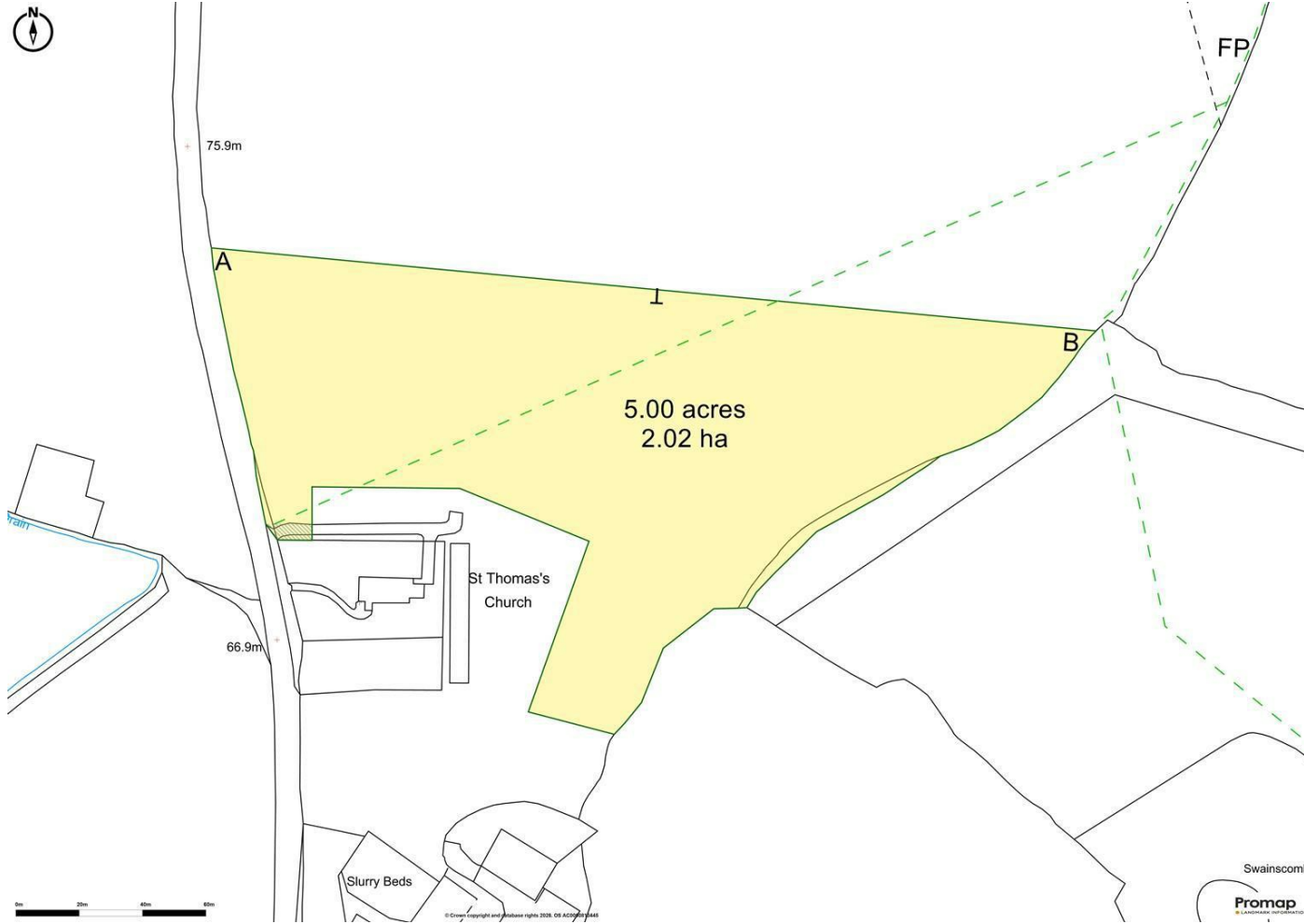
VIEWING

Unaccompanied after informing the agents and with a set of these particulars in-hand. Contact Will Cairns.

DIRECTIONS

What3Words: ///detonated.recent.chew





SturAg/WC/Jun26



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