



Symonds
& Sampson

Land at Semley

Shaftesbury, Wiltshire

Land at Semley

Semley Common
Shaftesbury
Wiltshire SP7 9AX

- For Sale by Formal Tender
- 15.35 acres (6.21 hecatres)
- Sought-after location with stunning views
- Mains water connected and electricity nearby
 - Varying in topography
- Split into three parcels with direct access off highway

Guide Price **£180,000**

Freehold

For sale by Formal Tender

Offers to be received by 12 noon on Wednesday
19th August 2026

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



THE LAND

The land comprises approximately 15.35 acres (6.21 hectares) of attractive permanent pasture arranged in three parcels. The land is undulating in topography and enclosed by mature hedgerows with three-strand barbed wire fencing in parts, interspersed with mature broadleaf trees. Access is gained via the southern 4.66 acre parcel, directly off the adjoining highway. The land benefits from a stunning northeasterly view over Semley and notably, towards Pythouse Park. The pasture has historically been grazed by cattle, and would be suitable for continued livestock grazing or a range of amenity or equestrian uses subject to obtaining the necessary consents.

SITUATION

The land is situated on the edge of the popular village of Semley, enjoying an attractive rural setting surrounded by rolling countryside. Semley is a well-connected village with a strong community, whilst the nearby Saxon hilltop town of Shaftesbury, approximately 4 miles away, provides an excellent range of everyday amenities, schools and leisure facilities. Land in this sought-after location is rarely offered for sale publicly, making this a particularly special property to come to the open market.

SERVICES

Mains water is connected. There is no electricity connected but a mains supply runs along the southwestern roadside boundary and through the land on a northeastern trajectory.

PLANNING

As far as we are aware, there is no planning history associated with the land. As the total area extends to approximately 6.21 hectares (15.35 acres), the land exceeds the 5-hectare threshold and benefits from agricultural permitted development rights, subject to the necessary prior approval requirements.



AGENTS NOTES

- The land is situated within the Cranborne Chase National Landscape.
- The buyer will erect a stockproof fence between points A & B on the sale plan within two months after completion. The vendors will contribute financially - contact the agent.
- The vendors have received a capitalised (lump sum) payment in respect of the electricity poles and overhead lines crossing the property. No ongoing wayleave income will be receivable by a future owner.
- Prior to completion, the vendors will install a sub-meter on the existing mains water supply serving the property. The purchaser will benefit from this connection and will be responsible for future water charges.
- No public rights of way pass through the property.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk

VIEWING

Strictly by confirmed appointment with the vendor's sole agents, Symonds & Sampson. Contact 01258 472244.

WHAT3WORDS

Access: ///inherits.panel.beards

METHOD OF SALE

The property is being offered for sale by Formal Tender. Interested parties are invited to submit their offers by 12 noon on Wednesday 19th August 2026. All offers must be submitted in accordance with the prescribed Tender Form, which is available upon request from the selling agents.

TENDER PACK

A full tender pack is available for all prospective purchasers. It is advised that all parties seek independent legal advice and read the pack. Access to the pack is available from the Symonds and Sampson LLP Sturminster Newton office. Contact Will Cairns on 01258 472244.



