



Crabtree Workshops, Chettle, Blandford Forum, DT11 8DB

An exclusive development of workshops and studios available to let on the picturesque Chettle Park Farm, near Blandford Forum.

From 217 sq ft
to 882 sq ft

- Superb design
- Top quality accommodation
- Parking on site
- Inspiring location and setting
- Renewable energy supply
- Suitable for workshop, studio and storage uses

From £2,400pa - £7,200pa + VAT

THE PROPERTY

The property comprises a new development of six commercial units of varying sizes, suitable for use as studios, workshops and stores. The units have been sympathetically constructed in keeping with attractive traditional buildings of the wider estate, in a tranquil and inspiring setting overlooking the surrounding countryside. The finish of these quality units reflect careful attention to detail, with large glazed frontage allowing ample natural light into units 1-4, overlooking the courtyard. Storage accommodation in the Granary is available, and further co-working space is also available on site, within a comfortable shared office suite

The units benefit from on site parking, solar PV electricity generation, showers, toilets and kitchen facilities.

Unit 1 provides a workshop/studio unit measuring approximately 54.20 sq m (583 sq ft). £5,400pa + VAT

Unit 2 provides a workshop/studio unit measuring approximately 66.04 sq m (711 sq ft). LET

Unit 3 provides a workshop/studio unit measuring approximately 81.92 sq m (882 sq ft). £7,200pa + VAT

Unit 4 provides a workshop/studio unit measuring approximately 61.83 sq m (666 sq ft). £6,000pa + VAT

The Granary provides storage accommodation suitable for office and small item storage purposes. It measures approximately 20.14 sq m (217 sq ft). £2,400pa + VAT

There will also be an additional cost per annum for service charge and insurance once all units are allocated.

The landlord wishes to encourage the development of a hub of creative craftspeople in these units. Accordingly, they will be open to interest from such occupiers, especially younger people who are looking to grow and develop their business.

DIRECTIONS

What3Words: ///mills.putts.cooking



RH/DorCom/Feb2026



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



SITUATION

The available units form part of an exclusive development within the Chettle Park Farm, situated on the edge of the charming and historic village of Chettle, in the heart of the Cranborne Chase, a part of the Dorset National Landscape. Chettle has a strong sense of community with an active church, and village shop with a cafe. Nearby Sixpenny Handley has a variety of shops including a family butcher, post office and general store. For further amenities Chettle is well situated with links to both Blandford Forum and Wimborne Minster, which have a wider variety of shopping and commercial and recreational amenities.

LOCATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester. The Cranborne Chase is a delightful stretch of unspoilt countryside interspersed with pretty villages and crossed by a network of footpaths and bridleways offering excellent walking and riding.

EPC

EPC - Not yet assessed (TBC)

LOCAL AUTHORITY

Local Authority: Dorset Council - Tel: 01305 251010

Business Rates: As a new development, the units have yet to be assessed for business rates purposes. It is expected that the Rateable Values of each unit are to fall below the Small Business Rates Relief Threshold of £12,000.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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.