

An aerial photograph of a large, brown, rectangular field, likely a recently harvested crop field. The field is bordered on the left by a road and a line of trees. To the right of the field is a river. In the background, there are more fields, a small village, and distant hills under a cloudy sky. A green banner with the text 'Symonds & Sampson' is in the top right corner.

Symonds
& Sampson

Lot 2 Gannetts Farm

Gannetts, Todber, Sturminster Newton,

Lot 2 Gannetts

Gannetts
Todber
Sturminster Newton
DT10 1HS

7.56 acres (3.06 hectares) of agricultural land, predominantly level to gently sloping and enclosed by established boundaries, offering potential for agricultural, equestrian or amenity use, subject to the necessary consents.



- Attractive North Dorset farm land
- Versatile Grade 3 & 4 agricultural land
 - Suitable for a range of uses STPP
- Strategic location with no overage provisions
 - Farmhouse and further lots available

Guide Price **£100,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



SITUATION

Gannetts Farm occupies an accessible rural position on the south-western edge of the small village of Todber, within the attractive countryside of North Dorset. The larger village of Marnhull lies approximately 1.1 miles to the southwest, while the market towns of Sturminster Newton and Gillingham are approximately 4 miles to the south and 5 miles to the north respectively.

The farm lies on either side of the B3092, providing convenient connections to the surrounding towns while remaining predominantly surrounded by agricultural countryside.

LOT 2 - 7.56 ACRES (3.06 HA)

Lot 2 comprises approximately 7.56 acres (3.06 hectares) of agricultural land immediately north of the B3092 and east of Lot 1. The land is predominantly level to gently sloping and enclosed by established boundaries, offering potential for agricultural, equestrian or amenity use, subject to the necessary consents.

TENURE AND POSSESSION

The freehold interest in the property is offered for sale with vacant possession available on completion.

SERVICES

Lot 1 - Mains electricity, mains water, private septic tank drainage and oil-fired central heating with open fires.

Lot 2 - Separate mains water is connected

Lot 3 - Separate mains water is connected and mains electricity passes through the southernmost parcel

Lot 4 - Mains water connected on the same supply as Lot 3, mains electricity passes through the parcel.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

BASIC PAYMENT SCHEME

There are no BPS entitlements or delinked payments included in the sale. There are no environmental agreements affecting the property.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

LOCAL AUTHORITY

Dorset Council, www.dorsetcouncil.gov.uk

AGENTS NOTES

- The agricultural land is classified as Grade 3 & 4 on the ALC Map.
- If Lots 1 & 2 are sold separately, the buyer of Lot 1 will

erect a stockproof fence between points A & B on the sale plan.

- If Lots 3 & 4 are sold separately, the buyer of Lot 3 will erect a stockproof fence between points C & D on the sale plan.

- Gannetts Farm will be sold subject to no overage provisions.

- Parts of the land fall within Flood Zone 3. The farmhouse and farm buildings are, however, situated within Flood Zone 1 for planning purposes.

- A right of access benefits an adjoining property over the southwestern part of Lot 2, please request further information from the agent.

- Gannetts Farm is not subject to any statutory or non-statutory conservation designations.

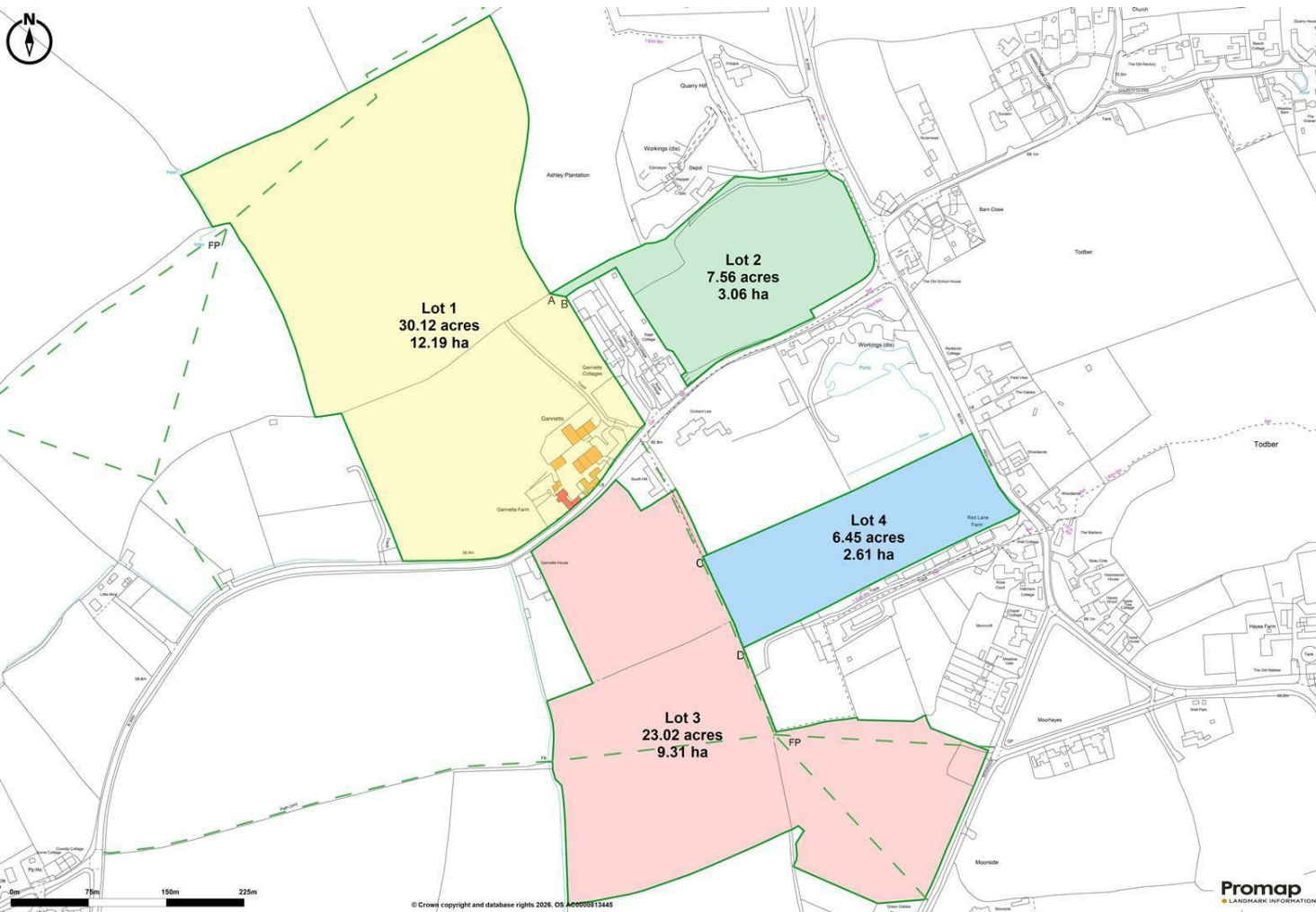
DIRECTIONS

What3words

Lot 2: [///rehearsed.movies.recruited](https://www.what3words.com/rehearsed.movies.recruited)

VIEWING

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



Office/Neg/Date



01258 472244

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Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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