Symonds & Sampson



Gannetts Farm

Todber, Dorset

Gannetts Farm

Todber
Sturminster Newton
Dorset DT10 1HS

67.13 acres

- Attractive North Dorset farm
- Four bedroom unlisted traditional farmhouse
- A useful range of modern and traditional agricultural buildings
- Versatile grade 3 & 4 agricultural land
- Suitable for a range of uses STPP
- Strategic location with no overage provisions
- Available as a whole or in four lots

Guide Prices:

Lot 1 (30.12 acres): **£925,000**
Lot 2 (7.56 acres): **£100,000**
Lot 3 (23.00 acres): **£215,000**
Lot 4 (6.45 acres): **£95,000**

Whole (67.13 acres): £1,335,000

Freehold

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk

Lot 1



Lot 2



Lot 4



INTRODUCTION

Gannetts Farm offers an exciting opportunity to acquire an attractive residential and agricultural holding in the heart of North Dorset. Owned, occupied and farmed by the Warren family since 1908, the farm has a long agricultural history, with enterprises historically including arable cropping, pig and calf rearing and dairy farming. More recently, the agricultural land has been farmed under a Contract Farming Agreement, principally for grass and cereal production.

Extending in all to approximately 67.13 acres (27.17 hectares), the farm comprises a substantial four-bedroom farmhouse, a useful range of traditional and modern agricultural buildings and a versatile mixture of arable and pasture land, together with small areas of woodland and scrub. The property is divided by the B3092 and benefits from several points of direct road access.

Gannetts Farm is offered as a whole or in four lots.

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 1 - 30.12 ACRES (12.19 HA)

FARMHOUSE

Gannetts Farmhouse is a substantial detached four-bedroom unlisted dwelling of traditional stone elevations beneath a pitched slate roof providing generously proportioned accommodation arranged over two floors.

The ground floor comprises an entrance porch, kitchen, two sitting rooms, dining room, office, conservatory, WC and two utility rooms. The first floor provides four bedrooms, a family bathroom, WC and redundant ensuite bathroom.

The farmhouse would benefit from modernisation and refurbishment, offering an opportunity for a purchaser to create a comfortable family home at the centre of the holding.

Outside is a substantial garden, principally laid to lawn with established trees, together with a garage, workshop and generous stone-surfaced yard providing parking and access to the farmyard.







TRADITIONAL FARM BUILDINGS

The farmstead includes a useful range of traditional buildings arranged around the yard, including an Old Cow Shed (685 sq ft), Calf Shed (411 sq ft) and Cart Shed (318 sq ft), principally of traditional stone construction.

The buildings provide useful storage and amenity space with potential for alternative uses, subject to the necessary consents.

MODERN FARM BUILDINGS

The buildings comprise two Cubicle Houses (1,008 sq ft and 1,976 sq ft), Dutch Barn (998 sq ft), Silage Barn (1,796 sq ft), two Tractor Sheds (809 sq ft and 1,297 sq ft) and an Agricultural Workshop (886 sq ft).

The buildings are predominantly of steel-frame construction with concrete-block and corrugated sheet elevations and roofing. The farmyard is predominantly laid to concrete and hardstanding and benefits from multiple points of access off the highway.

The buildings provide considerable flexibility for continued agricultural use, with potential for alternative uses subject to the necessary consents.

LAND

The agricultural land forming part of Lot 1 extends to 28.66 acres (11.60 ha) and lies predominantly to the north and west of the farmhouse and buildings, as shown on the sale plan. It provides an attractive combination of arable and pasture land together with smaller areas of woodland and scrub. Access to the land is gained through the farmyard.

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.

LOT 3 - 23.00 ACRES (9.31 HECTARES)

Lot 3 comprises approximately 23.00 acres (9.31 hectares) of predominantly pasture land with an area of hardstanding, situated south of the B3092. The land is generally level and divided into good-sized parcels bounded predominantly by mature hedgerows, with drainage ditches and culverts providing access between fields.

LOT 4 - 6.45 ACRES (2.61 HA)

Known as Calves Ground, Lot 4 comprises approximately 6.45 acres (2.61 hectares) of generally level pasture adjoining Red Lane. The parcel is enclosed by mature hedgerows and suitable for agricultural, equestrian and amenity uses.













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.

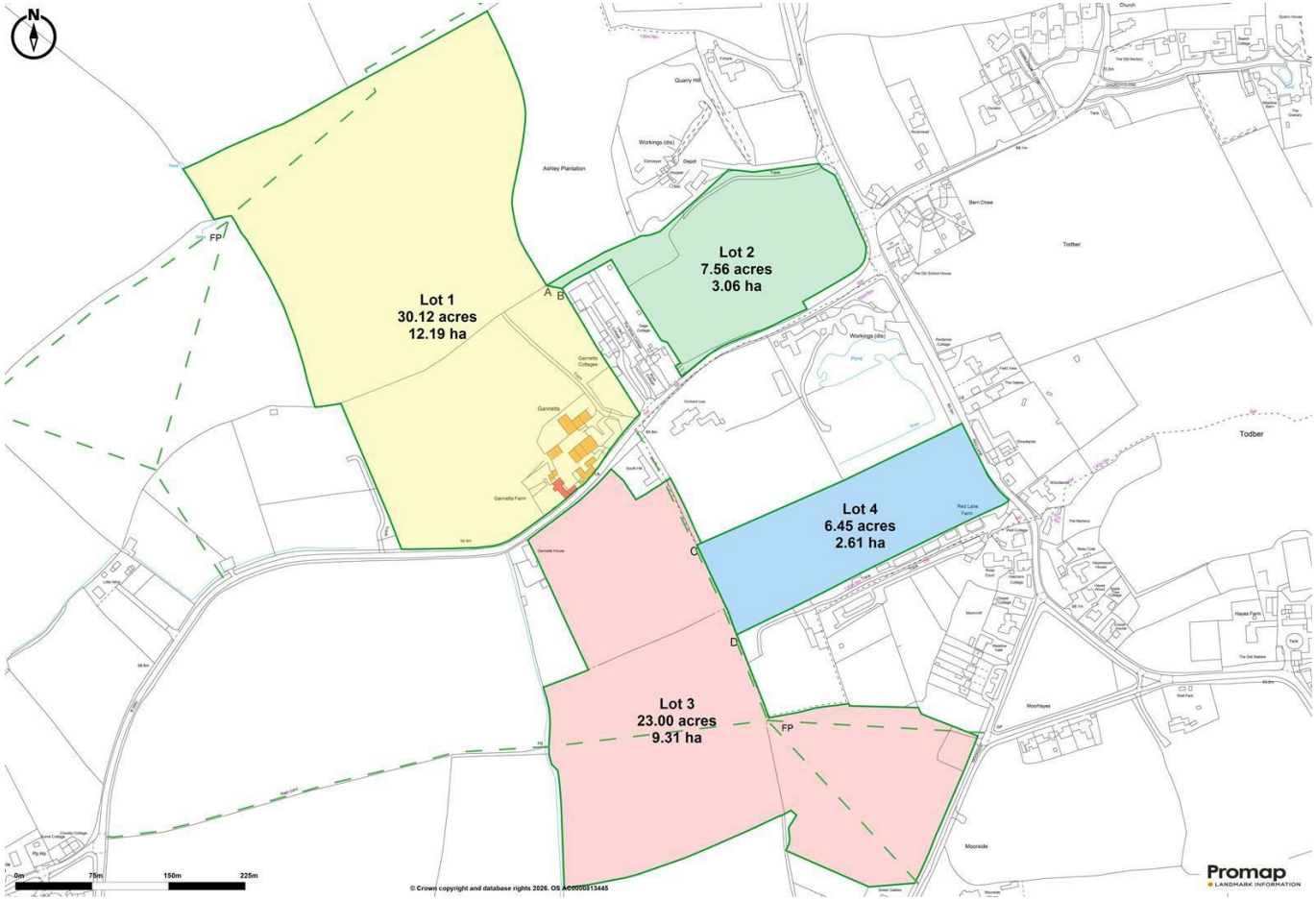
Public footpaths cross the property. Please refer to the sale plan.

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

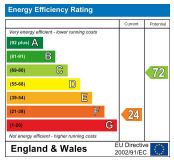
What3words
Lot 1: ///sprayer.body.series
Lot 2: ///rehearsed.movies.recruited
Lot 3: ///flanked.quits.flanks
Lot 4: ///devalued.aspect.decoded

VIEWING

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







Gannetts Farm, Todber, Sturminster Newton

Approximate Area = 2621 sq ft / 243.4 sq m
Garage = 386 sq ft / 35.8 sq m
Total = 3007 sq ft / 279.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1515015





SturAg/WC/Sept2026

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