

Stafford Farm

West Stafford • Dorchester • Dorset

A fine secluded residential arable holding with development potential





Stafford Farm

West Stafford • Dorchester • Dorset • DT2 8NZ

Dorchester 2 miles • Weymouth and coast 8 miles • Bournemouth 30 miles • London 130 miles

LOT	DESCRIPTION	ACRES	HECTARES
1	Stafford Farmhouse, two cottages, fine traditional buildings, modern farm buildings, arable, pasture and woodland in a ring fence	276.38	111.84
2	Arable land at Frome Hill	78.46	31.75
3	Arable land at Sandy Barrow	69.66	28.19
4	Arable land at Highgate Lane	59.08	23.91
Total		483.58	195.69

For sale by Private Treaty as a whole or in four lots

Sole Agents:

Symonds & Sampson LLP

Agriculture House, Market Place

Sturminster Newton, Dorset DT10 1DU

Contact: Charles Matthews or Andrew Tuffin

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Introduction

The Floyer family moved to the Estate in 1780, originally to Stafford House. All family members have now left the county and, with some reluctance, they have decided to sell the remainder of the estate.

Literary Note

West Stafford lies at the heart of Thomas Hardy's Wessex. He was born a mile away at Bockhampton and his three sisters lived at Talbothayes Lodge adjoining the Estate at the time of his death in 1928. West Stafford became known as Talbothayes in his novels and St Andrew's Church is the setting for the fictitious marriage of Tess (of the D'Urbervilles) to Angel Clare.

Location

Location is the most important attribute of all properties and Stafford Farm enjoys an enviable position near the County Town of Dorchester. The farmstead is privately situated surrounded by its own land in a ring fence with distant views south of West Knighton village and not overlooked by another property. Road and rail links are excellent.

The Jurassic Coast is within a 20 minute drive providing water sports, fishing and sailing. The area is well served by independent schools including the Sherborne Schools, Bryanston, Canford, Milton Abbey and Sunninghill Preparatory School plus the highly regarded local authority Thomas Hardy School in Dorchester.

Directions

From Dorchester take the A352 towards Wareham turning left at the first roundabout towards West Stafford. Ignore the left turn to the village and take the first right which is unsigned. At the T-junction known as Sixpenny Gate turn right again onto the farm entrance drive.





LOT 1 – Stafford Farm - 276.38 acres

Stafford Farmhouse

A fine Grade II Listed Georgian south facing house constructed circa 1837 in brick with stone quoins, part plastered under a slate roof. It is generally unspoiled boasting several character features including flagstone floors, sash windows, two open fireplaces (woodburners not included), oil fired Aga, ornamental iron verandah and a cellar. The house is traditionally arranged with generously sized main rooms in the southern sections and working rooms in the northern portion. The house is approached over a private gravelled drive and has a partially walled garden and brick garage.





WOODSIDE COTTAGE

Woodside Cottage

A pleasantly situated period detached 3 bedroom cottage with integral garage and large private garden.

Dairy Cottage

A period detached 2 bedroom cottage with garden suitable for either staff accommodation or letting.



DAIRY COTTAGE



FROM THREE CORNERS



MACHINERY BARN



CART SHED

Farm Buildings

An impressive range of Georgian farm buildings of brick or stone under slate or tiled roof construction forming two courtyards. The most notable building is the Cart Shed and Granary with 5 segmental arches on brick piers with a loft over under a fine collar beam roof and some slit openings. This barn is Grade II listed. There are 4 further traditional barns, many with good eave heights for 2 storeys.

Now arable but once a dairy farm, there is a functional range of mainly steel frame livestock and arable buildings situated on both sides of the lane with further potential for agricultural, commercial and residential use, subject to consent.

Planning and Development Potential

Stafford Farm has the potential for varied and extensive development, particularly for opportunities relating to Tourism and Leisure, subject to planning. Whilst situated within glorious countryside the farm lies outside both the Dorset Area of Outstanding Natural Beauty (AONB) and land designated as Heritage Coast although both are nearby.

A pre-application consultation (November 2015) for a proposed tourism and leisure activity park on a site of over 30 acres received a generally positive response but was not pursued by the vendors. A second pre-application consultation (December 2018) for the conversion of the traditional buildings was accepted in principle. In addition, barn conversions under Permitted Development Class Q provide a further positive layer of development potential.

For further information on these matters please contact the Agents. Purchasers are advised to seek their own planning advice.

Numbers refer to block plan

1. Garage

Traditional Buildings

2. Store – 10.5 x 4.6m.
 3. Barn with loft over half – 6.0 x 19.0m
 4. Listed Cart shed with 5 arches and granary loft – 19.5 x 6.7m.
 5. Barn – 17.9 x 6.3m and 4.3 x 3.8m.
 6. Former parlour and store, single storey – 29.0 x 4.7m.
 7. Machinery barn – 21.0 x 6.1m plus 3.9 x 3.7m.
- Total ground floor footprint -
700 sq.m (7,540 sq.ft) approx.



Modern Farm Buildings

8. Machinery barn – 10.0 x 9.0m.
9. Workshop – 16.5 x 9.1m.
10. 3 loose boxes – 4.7 x 10.9m.
11. Open fronted lean-to's – 12.9 + 3.5 x 6.5m.
12. Livestock covered yard with large collecting yard – 29.0 x 22.0m.

13. Covered yard – 9.0 x 10.3m.

14. Silage clamp with concrete panel walls – 25.7 x 21.1m.

North side of drive

15. 4-bay hay barn – 12.3 x 9.1m.
 16. 6-bay hay barn – 2.4 x 7.3m.
 17. Grain store - 12.3 x 15.2m with two grain silos to the rear.
- Footprint of modern barns -
1,470 sq.m (15,820 sq.ft) approx.





The Land

A ring fenced block of level and undulating arable land currently cropped to maize and wheat interspersed with woodland and meadow pasture. The soil is a predominantly freely draining loam over Upper Chalk of the Sonning 1 and Upton 1 soil association with clay and loam Alluvium of the Frome association in the river meadows. It is classified Grade 3 with some Grade 2 land adjoining Lots 3 & 4. The land benefits from good road and track access.

There are various blocks of attractive mixed broadleaf woods and plantations with gentle slopes including a flight pond in Parsonage plantation providing unfulfilled sporting potential. At the northern end of the farm are level water meadows with the South Winterbourne stream, a tributary of the renowned River Frome, running through adding to the conservation and recreation appeal.





LOT 2 – Arable Land at Frome Hill – 78.46 acres

A highly productive block of arable land in four enclosures located on the edge of Dorchester enjoying excellent road access points. Shallow lime rich soil over Upper Chalk of the Upton 1 soil association.

LOT 3 – Arable Land at Sandy Barrow – 69.66 acres

Arable land in four enclosures with two parcels of mixed broadleaf woodland. The soil is a productive freely draining loam over Plateau Gravel of the Sonning 1 soil association. There has been a level of gravel extraction in the last ten years.

LOT 4 – Arable Land at Highgate Lane – 59.08 acres

Two parcels of arable land with good road access. Productive freely draining loam soil over Plateau Gravel. There has been a level of gravel extraction in the last ten years leaving a hollow in the centre of Sixpenny Ground providing a feature for future recreational potential.

Overage

There will be an overage clause on future development on the farmland, i.e. excluding the farm buildings and yard. It will be on residential development only and not commercial, tourism, agricultural, horticultural and equestrian development. It will be for 25% of the increase in value over agricultural value effective for 20 years.

Services

Mains water and electricity to the dwellings and farm buildings.

Private drainage and electric heating for the dwellings.

The land has mains water troughs. Appropriate easements and submeters will be installed by purchasers if sold in lots.

EPC's and Council Tax

	EPC Band	Council Tax Band
Stafford Farmhouse	E	F
Dairy Cottage	E	C
Woodside Cottage	F	D

Local Authority

Dorset Council, Tel: 01305 251010, www.dorsetforyou.gov.uk.

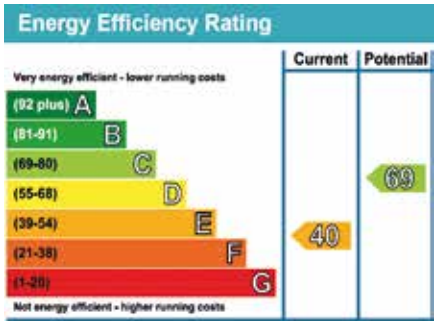
Agricultural Schemes

Basic Payment Scheme Entitlements are included in the sale. The vendors will retain the payment for the current year in full. The purchasers will meet the Agent's costs for arranging transfer.

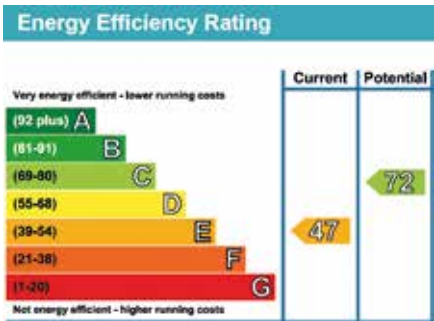
The land is not entered in a Countryside Stewardship Scheme.



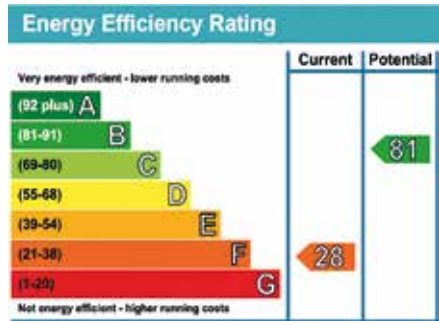
STAFFORD FARM HOUSE

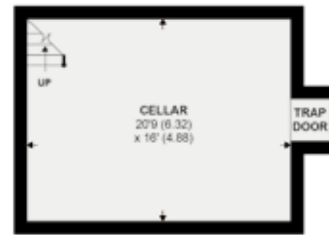


DAIRY COTTAGE



WOODSIDE COTTAGE





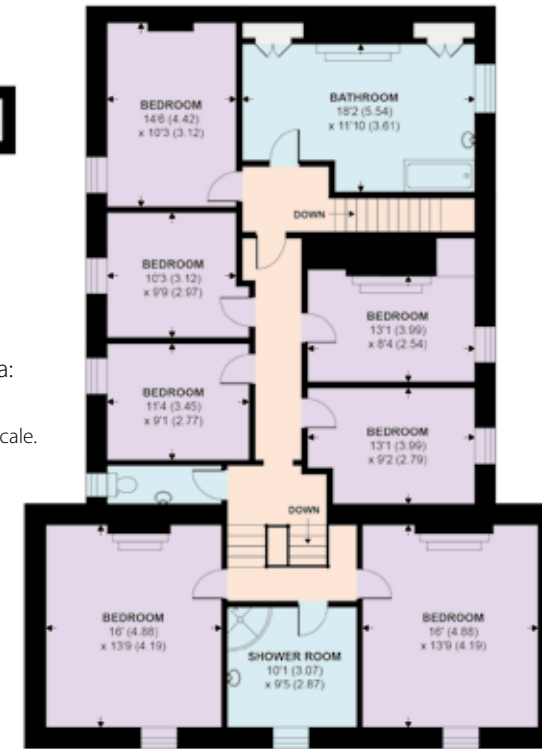
LOWER GROUND FLOOR

STAFFORD FARMHOUSE
Approximate Gross Internal Area:
363.9 sq.m. / 3918 sq.ft.

For identification purposes only, not to scale.



GROUND FLOOR



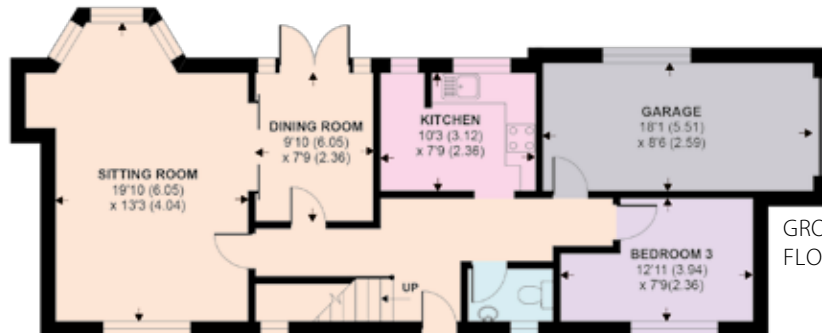
FIRST FLOOR



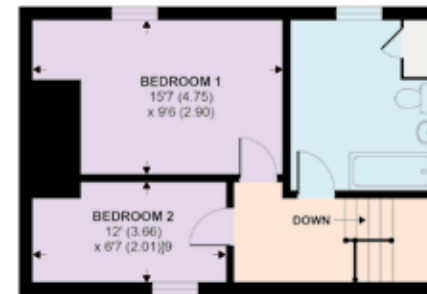
FIRST FLOOR

WOODSIDE COTTAGE
Approximate Gross Internal Area:
112 sq.m. / 1206 sq.ft.

For identification purposes only, not to scale.



GROUND FLOOR



FIRST FLOOR

DAIRY COTTAGE
Approximate Gross Internal Area:
83.9 sq.m. / 903 sq.ft.

For identification purposes only, not to scale.



GROUND FLOOR

Designations

Adjoining but outside the Dorset Area of Outstanding Natural Beauty. The farm is in a Nitrate Vulnerable Zone.

The farmhouse and cart shed are Grade II listed.

A number of public footpaths and bridleways cross the property, see sale plan.

There are 3 Scheduled Monuments, all Bronze Age bowl barrows. One in Sandy Barrow in Lot 3 and two in the field Clamborough in Lot 1.

Sporting, mineral and timber rights are in-hand.

Tenure and Possession

The property is offered freehold with vacant possession available on completion. Stafford Farmhouse with two farm buildings and Woodside Cottage are currently let under Assured Tenancy Agreements with two months clear notice being required to give vacant possession, if required. The land is currently farmed by two local farming operations under contract farming agreements. See Agents for full details.

Fixtures and Fittings

All freestanding equipment and any other equipment not specifically mentioned in the details are excluded.

Ingoing Valuation

If appropriate, the purchaser shall in addition to the purchase price, be required to take over and pay for those items of tenant right including: growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations, seeds, chemicals, fertilisers and straw in store based on the vendor's contractor rates or CAAV costings plus enhancement charged monthly from the drilling date.

All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc to be charged at cost.

Should the valuation not be agreed within four weeks of completion, the matter will be referred to a single independent expert appointed by the vendors.

Early entry will be permitted if appropriate for the purchaser to conduct tillages and sowing crops at their risk and cost.

Solicitors

Belmont & Lowe Solicitors, 33 Sekforde Street, London EC1R 0HH

Tel: 0207 608 4600, e: m.whaley@belmontandlowe.co.uk

Viewings

All viewings strictly by appointment with the vendor's sole agent. This is a working farm therefore please take care when inspecting paying particular attention around the farm buildings and do not drive on crops. Please also respect the privacy of the current dwelling tenants.



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 & Sampson LLP have not tested any services, equipment or facilities.
3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his 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, or private, specifically mentioned or not.

Particulars and photographs May 2019.

