

Red House Farm

Seven Ash Common, Holnest, Sherborne, Dorset DT9 6HY





A small holding with 3 bedroom farmhouse for improvement and possible extension, development site for a 2 bedroom dwelling, outbuildings, pasture land and woodland. In all 44.4 acres available in 4 lots.

Guide Prices

Lot A – £350,000*

Lot B – £220,000*

Lot C – £170,000*

Lot D – £40,000*

Description

Lot A: Farmhouse, buildings and 4.4 acres

- A smallholding in a ring fence
- 3 bedroom farmhouse for improvement and possible extension stpp

Accommodation

- **GF:** Hall, kitchen, dining room, sitting room, sun room
- **FF:** 3 bedrooms, bathroom

Outside

- Gardens, grounds, former stables

Services

Main water and electricity. Some night storage heating.
Private drainage.

Lot B: Development for a dwelling, buildings and about 11.75 acres

- Permitted development to convert a farm building to a dwelling (WD/D/18/001632)
- Gross internal 188sq.m. (2,000sq.ft.)
- Farm buildings for improvement
- Level permanent pasture land

Lot C: Pasture Land

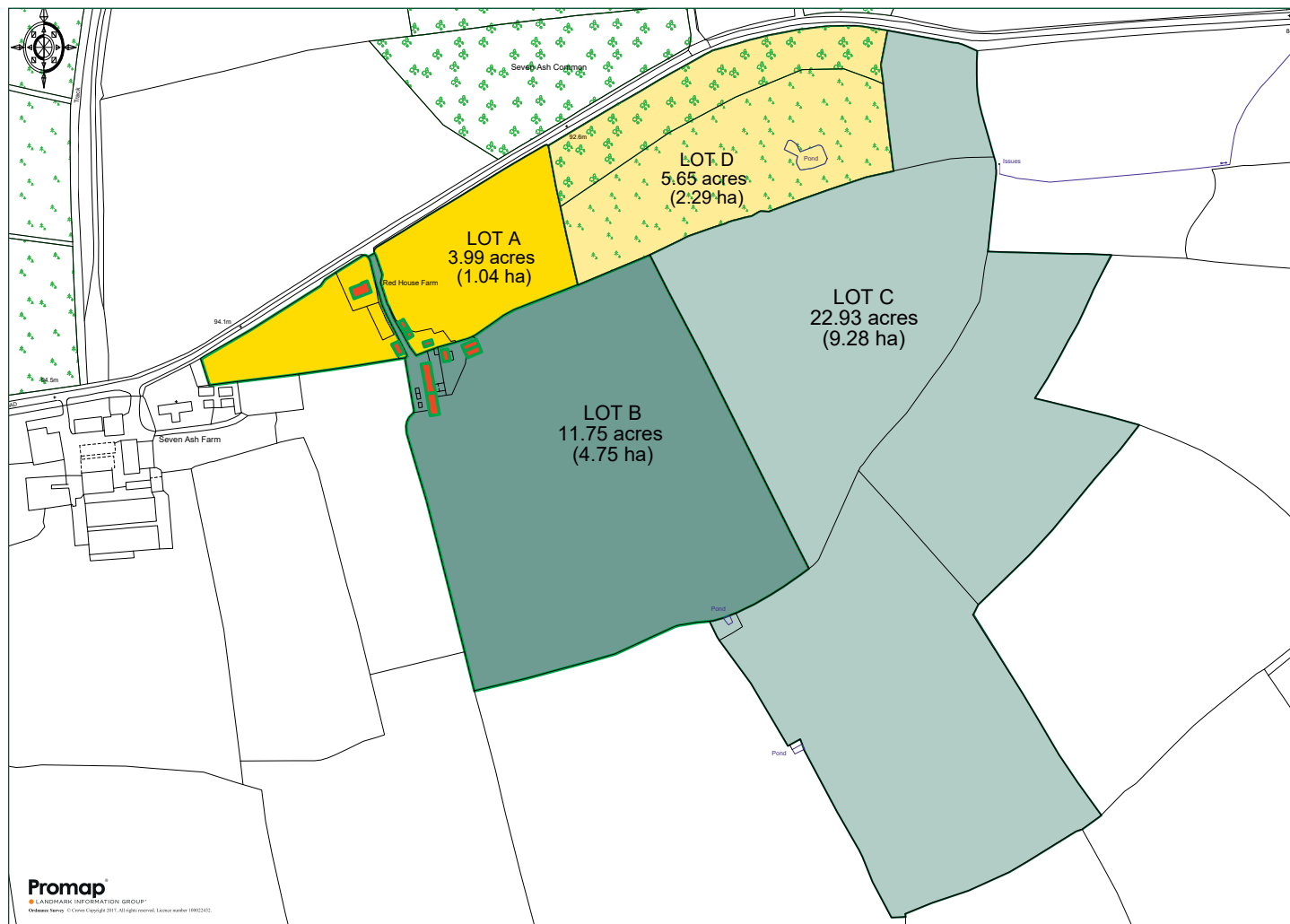
- 23 acres of level pasture land in 4 enclosures

Lot D: 5.64 acres of woodland

- Mixed deciduous and coniferous woodland

Location

- Sherborne 5 miles
- Dorchester 14 miles
- Adjoining open countryside



Local Authority

West Dorset District Council – 01305 251010

Energy Performance Rating

Band F

NOTE

The buyer of **Lot A** will have an option to purchase **Lots B, C and D** at a price to be announced. The option to be exercised on the fall of the hammer. Please refer to the legal pack for more details.



Viewings by appointment only. Full details available from Sturminster Newton 01258 473766.



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Solicitors: Porter Dodson
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**PORTER
DODSON**
SOLICITORS & ADVISORS

Peartree Cottage

Wylfe Road, Hanging Langford, Wiltshire SP3 4NW

Guide Price £395,000*



A Grade II listed village house in need of updating with gardens and paddock. In all about 1.3 acres.

Location

- In the favoured Wylfe Valley and Cranborne Chase
- Easy access to the A303

Description

- A period house in need of modernisation
- Good sized rooms with high ceilings
- Exposed beams and fireplaces
- Scope for extension STPP

Accommodation

- **GF:** hall, sitting room, dining room, kitchen with walk-in larder, scullery, bathroom and cloakroom
- **FF:** 2 bedrooms
- **SF:** large attic bedroom

Outside

- parking for several cars and gardens, 0.28 acres, laid to lawn with mature trees and shrubs. Pasture paddock, 1.03 acres

Services

Mains water, drainage and electricity.

Local Authority

Wiltshire Council – 0300 456 0109

Energy Performance Rating

Band F

Viewings by appointment only. Full details available from Sturminster Newton 01258 473766.



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37 Higher Barton

Trent, Sherborne DT9 4SU

Guide Price £280,000*



A beautiful detached Grade II Listed cottage with lovely wrap around gardens and off road parking. Benefitting from planning permission for a ground floor extension.

Directions

Follow the Marston Road (B3148) out of Sherborne, take a left towards Trent. Continue along this road then turn right, the property will be identified by our for sale board.

Location

- Quiet village edge location
- Popular pub and church nearby
- Lovely countryside views

Description

- Two bedroom detached cottage
- Planning permission granted
- Off road parking

Accommodation

- Sitting room, kitchen/diner, bathroom, WC, store room.
- Two bedrooms.
- Large wrap around gardens, off road parking.

Services

Mains electric, water and drainage.

Local Authority

West Dorset District Council – 01305 251010

Energy Performance Rating

Exempt (Grade II Listed)

Viewings by appointment only. Full details available from Sherborne 01935 814488



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Mill Bungalow

Kings Stag, Sturminster Newton, Dorset DT10 2AU

Guide Price £175,000*



A rare opportunity to buy a derelict bungalow for replacement or refurbishment set in about 0.2 acres.

Location

- In a rural position adjoining open countryside
- Sherborne and Dorchester close by

Description

- A timber bungalow for replacement
- Possibility for new 3-4 bedroom dwelling and garage

Accommodation

- Hall, kitchen, sitting room, 2 bedrooms and bathroom

Outside

- Garage gardens of about 0.2 acres

Services

Mains water and electricity. Private drainage.

Local Authority

North Dorset District Council – 01258 454111

Energy Performance Rating

Band B

NOTE

Pre application advice from NDDC has been sought and a two storey dwelling could be allowed subject to design, placement and a proper planning application. A copy of the pre app is available from the auctioneers.

NO INTERNAL VIEWINGS

Viewings by appointment only. Full details available from Sturminster Newton 01258 473766.



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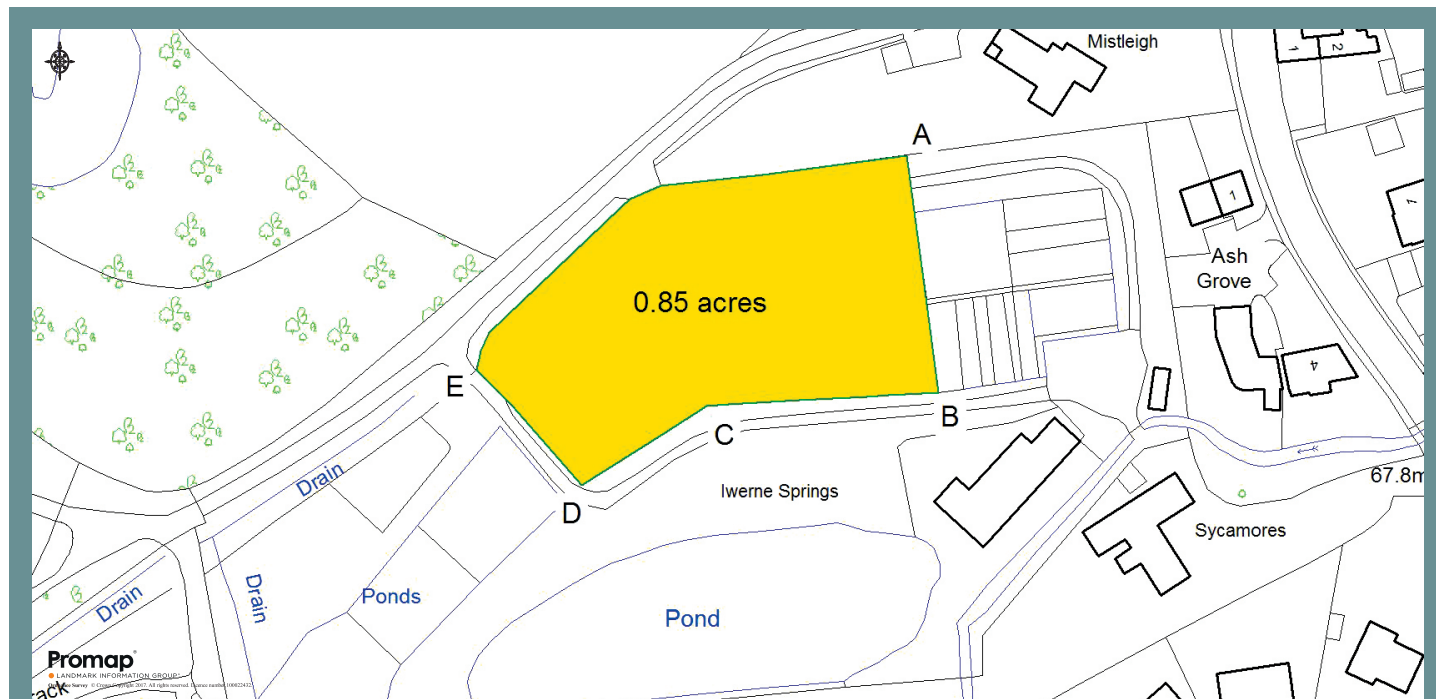
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willmott**

*Please see Auction Note on page 2 regarding Guide price

Iwerne Springs

Iwerne Minster, Blandford, Dorset DT11 8QN

Guide Price £800,000*



One of the best development sites in this popular village with planning permission for six dwellings.

Location

- In a stunning position with access along a private track
- Blandford 7 miles, Bournemouth 25 miles
- Pub and shop in the village

Description

- Planning permission has been passed for six bungalows on the site.
- up to a maximum of 1000sq.m.
- dwelling ridge height maximum 7m
- 0.85 acres approximately
- High quality demand in the village for housing
- 30% of village residents are aged over 60

Services

Quotes for water, electricity and drainage are available from the auctioneers.

Local Authority

North Dorset District Council – 01258 454111

NOTE

The purchaser will be required to contribute towards the maintenance of the track (please refer to the legal pack).

Viewings by appointment only. Full details available from Sturminster Newton 01258 473766.



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