

The Wilderness

Shaftesbury, SP8 7EU

Guide Price £150,000

The Property at a Glance

- Suitable for grazing
- Paddock land
- Woodland
- Direct road access
- Close proximity to town
- Approximately 8.2 acres

LOCATION

The land lies to the south of the historic hilltop town of Shaftesbury and is access by foot from Hawksdene Lane and Lower Blandford Road, with vehicular access from French Mill Lane.

DESCRIPTION

The property comprises several enclosures of permanent pasture paddock on the higher ground where you can take in the far reaching views across the Blackmore Vale and to Melbury Beacon. The lower slopes on the west side are a mix of mature broadleaf woodland. It is thought to have possibly supplied stone to Shaftesbury Abbey as part of the land was quarried. The land is home to many species of animals, floral and fauna and is widely enjoyed by locals and visitors alike.

METHOD OF SALE

The property is offered For Sale by Informal Tender as a whole. Bids are to be received no later than 12.00 pm on 27th February 2024. Please contact Woolley & Wallis for a bidding form.





TENURE AND POSSESSION

Tenure is Freehold and Vacant Possession will be granted on completion.

SERVICES

A mains water tough is connected to the property.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, Mineral and Timber Rights will be included within the sale so far as they are owned by the vendor.

ACCESS

Vehicular access is available from the southern end of French Mill Lane.

VIEWING

Viewing can be from the public footpath only. No access to the private land without prior arrangement.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars. There is an overhead electricity transmission line which lies parallel to the footpath.



These plans are published for the convenience of purchaser only. Their accuracy is not guaranteed and do NOT form part of any contract. The plan is copyright to Woolley & Wallis and must not be replicated without their permission. Based upon the Ordnance Survey map with permission of Ordnance Survey.

Plan to follow

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. 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 property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2024