

Land at Grange Farm

Grange, Wimborne, Dorset



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Productive block of farmland

- Good commercial sized fields
- Road frontage and access
- Amenity woodland parcels
- Nissen Hut
- In all about 158 acres

Guide Price £1.85 million



SITUATION

Located to the north of Wimborne and just off the B3078, the land at Grange Farm lies in a highly desirable and sought after area, in the heart of the Dorset Countryside.

The land at Grange Farm totals approximately 158 acres, including small parcels of attractive amenity woodland. The gently undulating land is divided into good commercial sized fields suitable for large machinery. The land is classified as Grade 3 being typical Fyfield (course loamy and sandy soils) and Wickham (loamy soils over clay).

Little Oaks is a beautiful parcel of woodland of just under two acres planted by the current owner, with a naturally fed pond to the north. Double Hedge runs through the center of the land providing excellent game cover.

The land is currently let on a Farm Business Tenancy Agreement to a local farmer and has been since September 2017. The land has been block cropped with maize for 2024. The maize is combined and yields are between 8-9 t/ha dry weight. The maize is sold for animal feed. Vacant possession of the land will be granted once the current maize crop has been harvested and the land will be left as stubble.

The land benefits from road frontage on to the B3078 and has direct access on to the road. The land can also be accessed from two tracks (shown in blue on the sale plan) over which the land will have a right of access for agricultural purposes.

Running along the eastern boundary is a sheep drove which allows access to the northern fields.

Adjacent to the entrance track on the southern boundary is a Nissen hut.



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GENERAL REMARKS

SERVICES

No services are currently connected to the land.

OVERAGE

The land shown hatched on the sale plan, known as Richardsons, will be sold subject to an overage provision for a period of 21 years and for 30% of the increase in value over the agricultural value. The overage will be triggered when planning permission for development (for anything other than agriculture or equestrian purposes) is implemented or, if earlier, if the land is sold with the benefit of that planning permission. Further information is available from the agents.

MINERAL RIGHTS

The vendor reserves all mines, minerals and gravel of whatsoever nature lying in, under or upon the Property or any part of it but, so as not to impact a buyer's use of the land, the vendor covenants not to exercise the rights reserved to them.

SPORTING RIGHTS

The land is sold with the shooting and stalking rights in hand.

DESIGNATIONS

The land lies outside the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. The southern half of the land lies within a Nitrate Vulnerable Zone.

RIGHTS OF WAY AND EASEMENTS

The land is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

There are a number of pylons and a Wessex Internet high speed fibre cable crossing the land.

There are no public rights of way crossing the land. The owner of the adjoining land to the east and the vendor's have a private right of access for agricultural purposes only along the sheep drove running along the eastern boundary.

The land has the benefit of an agricultural access along the two tracks marked in blue on the sale plan. Further details are available from the agents.

TENURE & POSSESSION

The land is offered for sale as a whole by private treaty, with vacant possession once the Maize crop has been harvested.

DIRECTIONS

From Wimborne head north towards Horton and Cranborne on the B3078. After approximately 1.5 miles the entrance to the land can be found on the right hand side, just after the turning to Furzehill (3/4 mile) and Colehill (1 1/4 miles).

Nearest Postcode BH21 4HX

WHAT3WORDS

///sticking.siesta.shoelaces

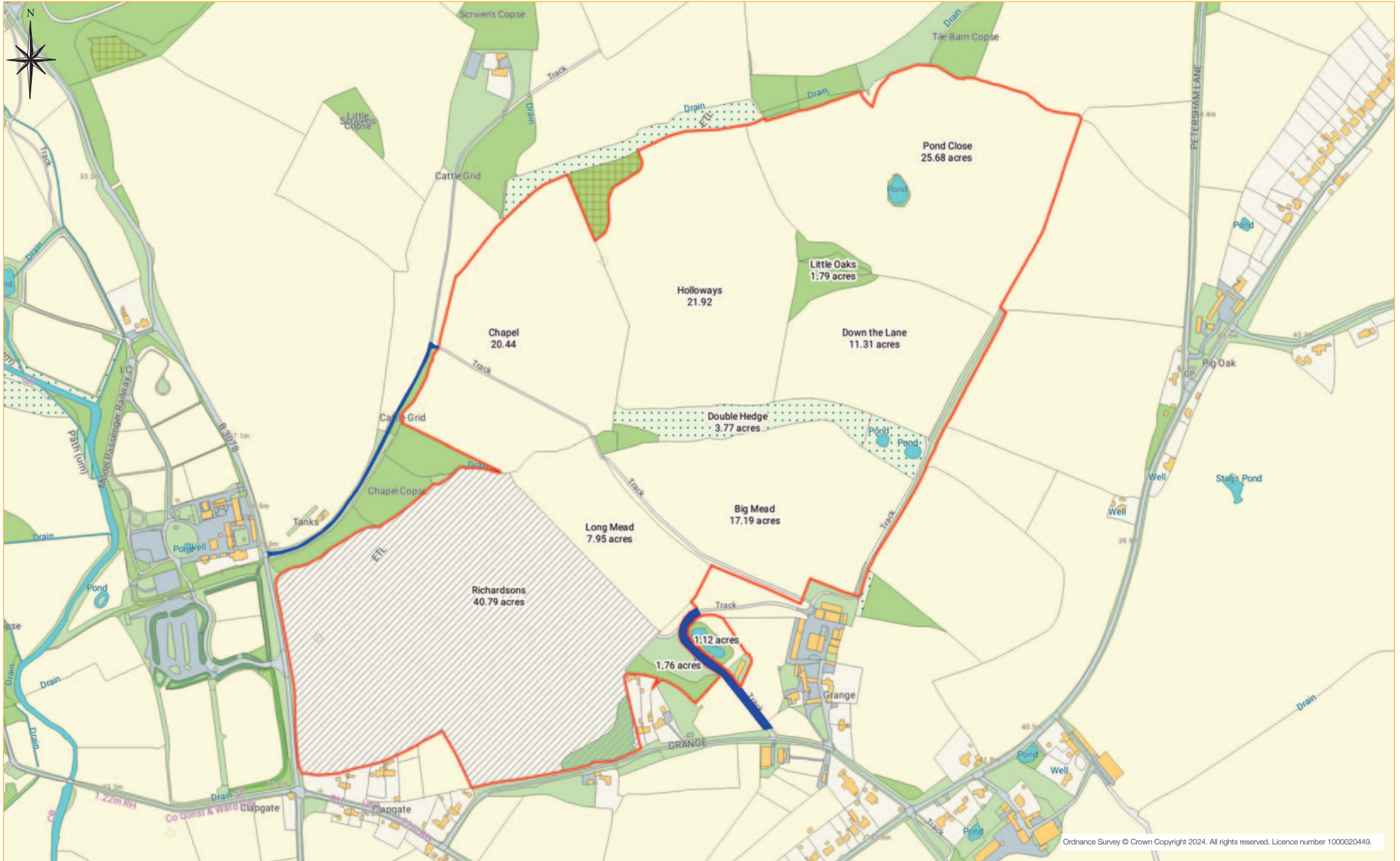
SOLICITORS

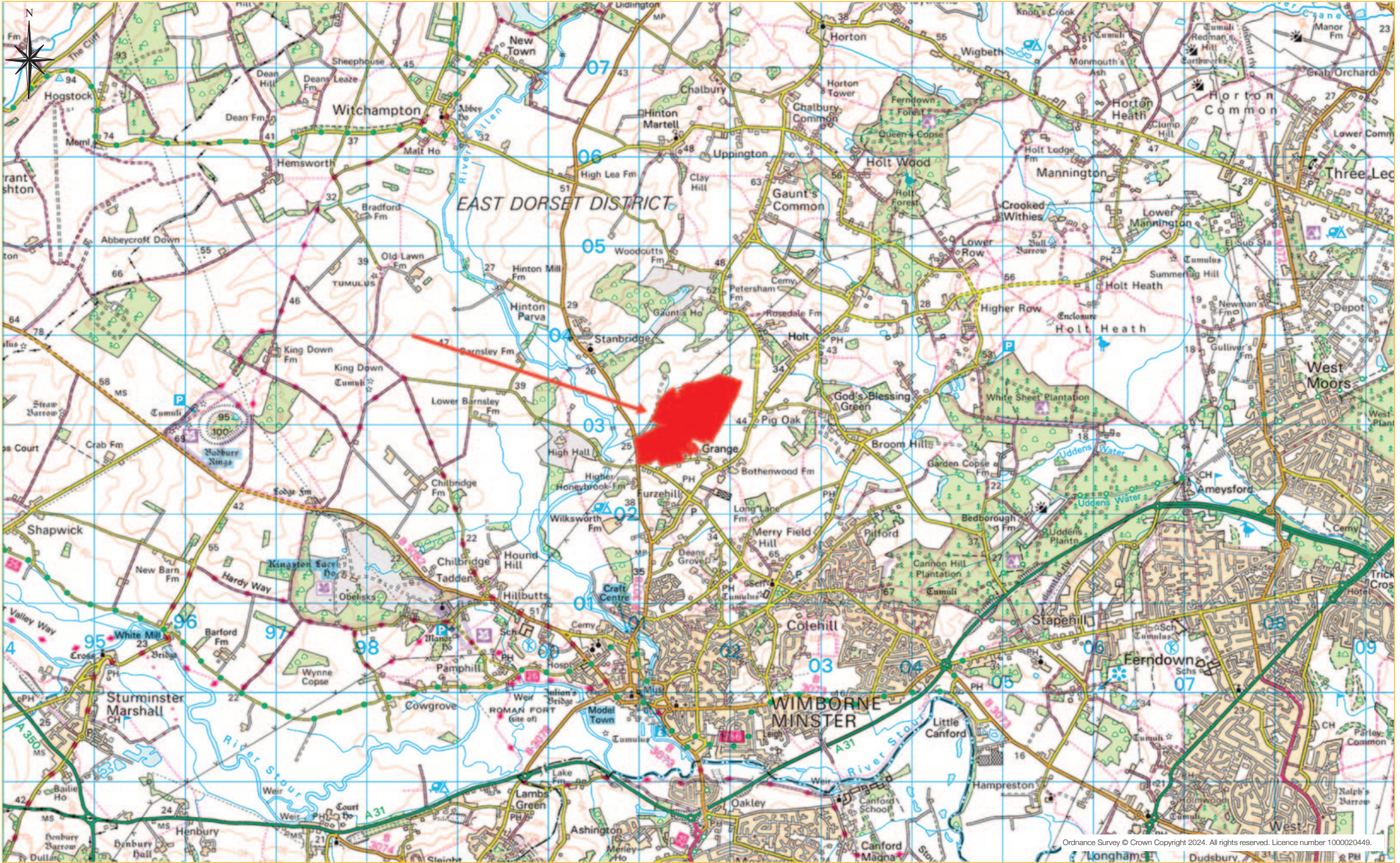
Wilson, Salisbury 01722 427 693 Sabrina.Price@wilsonslp.com

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 May 2024.







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