



Giant Hill

Cerne Abbas, Dorchester, Dorset

Giant Hill

Cerne Abbas
Dorchester
Dorset DT2 7AL

A prominent block of productive arable land and natural chalk downland of great agricultural, ecological and historical importance surrounding the iconic Cerne Giant

Lot 1 - Giant Hill - 147.11 acres - Downland
Guide Price £950,000

Lot 2 - Yelcombe Bottom - 82.45 acres - Arable
Guide Price £850,000

Lot 3 - Giants Head - 61.96 acres - Arable
Guide Price £600,000

Lot 4 - North Mead - 41.74 acres - Arable
Guide Price £400,000

Lot 5 - Abbey Barns - 4.13 acres - Buildings
Guide Price £100,000

Whole - 337.39 acres (136.54 ha)
Guide Price £2,900,000

For Sale by Private Treaty

Freehold

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DESCRIPTION

Offered on the open market for the first time in 80 years is this iconic block of stunning mid Dorset countryside. An intriguingly diverse mix of ecological, agricultural and historically important land which will appeal to a broad range of investor, farmer, conservation and historic buyers, both private and institutional.

LOT 1 - GIANT HILL

147.11 acres (59.53 hectares)

One of the most distinctive and prominent hills in Dorset lying at 150m rising to 240m above sea level overlooking the charming village of Cerne Abbas and providing stunning views along the Cerne Valley and surrounding mid Dorset countryside. The natural chalk downland is a mixture of level and sloping permanent pasture. Approximately one third is steep south and west facing slopes of rough grazing and scrub and approximately 10 acres of mature conifer plantation.

An Iron Age settlement, associated field system, bowl barrow and the Giant make Giants Hill a major historic element in the modern landscape providing important information on the beliefs and social organisation of the early prehistoric community which built it. The Giant itself is owned by the National Trust and not included in the sale; however, it is widely believed to be an ancient fertility symbol, folklore suggesting that sleeping near the landmark could aid fertility. Other suggestions regarding its origins and meaning include a representation of Hercules, which has Saxon origins, served as a rallying point during Viking attacks, or, less widely accepted, a giant caricature depicting Oliver Cromwell.

Over 35 species of butterfly have been catalogued on the downland since formal recording began in 1994, thriving on a rich and diverse ecosystem of flourishing wildlife. Downland flowers, such as the bright and beautiful yellow rattle, cowslip, and kidney vetch, can be seen in spring and summer.

Lot 1 enjoys four vehicular access points from highways, two of which are shared, and is accessible via a network of bridleways and footpaths, including from the historic village of Cerne Abbas itself and is Open Access Land.



Lot 2



LOT 2 - YELCOMBE BOTTOM

82.45 acres (33.37 hectares)

A fertile block of agricultural land situated in a sheltered bowl comprising loam over lower chalk soil arranged in 3 conveniently sized fields with 2 small areas of woodland in two corners. The land is level and gently south and west facing and enjoys a double gated entrance off the highway and second access over a track next to the cricket pitch.

LOT 3 - GIANTS HEAD

61.96 acres (25.08 hectares)

A single enclosure of level upper chalk and clay with flints arable land lying 240m above sea level, enjoying panoramic views of open Dorset countryside and direct road access opposite Giants Head campsite.

LOT 4 - NORTH MEAD

41.74 acres (16.89 hectares)

A single enclosure of productive arable land situated in the Cerne Valley. The Grade 3 land comprises loam soil over lower chalk and upper Greensand bedrock and is capable of growing strong crops, aided by the gentle westerly aspect. Access is over a shared road from Cerne Abbas village hall.





LOT 5 - ABBEY BARN

4.13 acres (1.67 hectares)

A range of farm buildings, formerly a dairy farm located on the edge of the village. Subject to consent the buildings are potentially suitable for a range of alternative and diversified uses in addition to the current agricultural uses. The buildings are constructed of steel frames under asbestos rooves with sleeper and timber clad elevations with concrete floors. The buildings measure: 7-bay 105' x 70' and 6-bay 90' x 70' providing over 13,500 sq.ft (1,250 sq.m) of floorspace. Beyond the buildings is approximately 3 acres of land. Access is via a shared driveway from the village hall.

SITUATION

The property is situated in a beautiful rural position in the centre of the Dorset Downs midway between the historical towns of Dorchester and Sherborne.

SERVICES

Lots 1 and 3 are connected to a private borehole water system supplied by the sellers' estate and used by others. Mains electricity is connected to Lot 5.

AGRICULTURAL SCHEMES

Entry Level and High Level Stewardship Scheme to

30/09/2028. Payments for Lot 1 are currently approximately £20,000 per annum.

DESIGNATIONS

The land is in the Dorset National Landscape Area (formerly AONB).

The property is in a groundwater and eutrophic water Nitrate Vulnerable Zone.

Several public bridleways and footpaths cross the land.

Lot 1 only is Access Land under the CRow Act 2000 and a Site of Special Scientific Interest.

Lot 1 has several Scheduled Monuments.



INGOING VALUATION

In addition to the purchase price, the purchaser(s) will pay for any growing crops or acts of husbandry in accordance with CAAV costings. Cost of stores, including seeds, fertiliser, sprays and fuel will also be in addition. Any fodder remaining on the holding is to be purchased at market price. There will be no counter claim for dilapidations and no ingoing payments for RMV or unexhausted manures.

POSSESSION

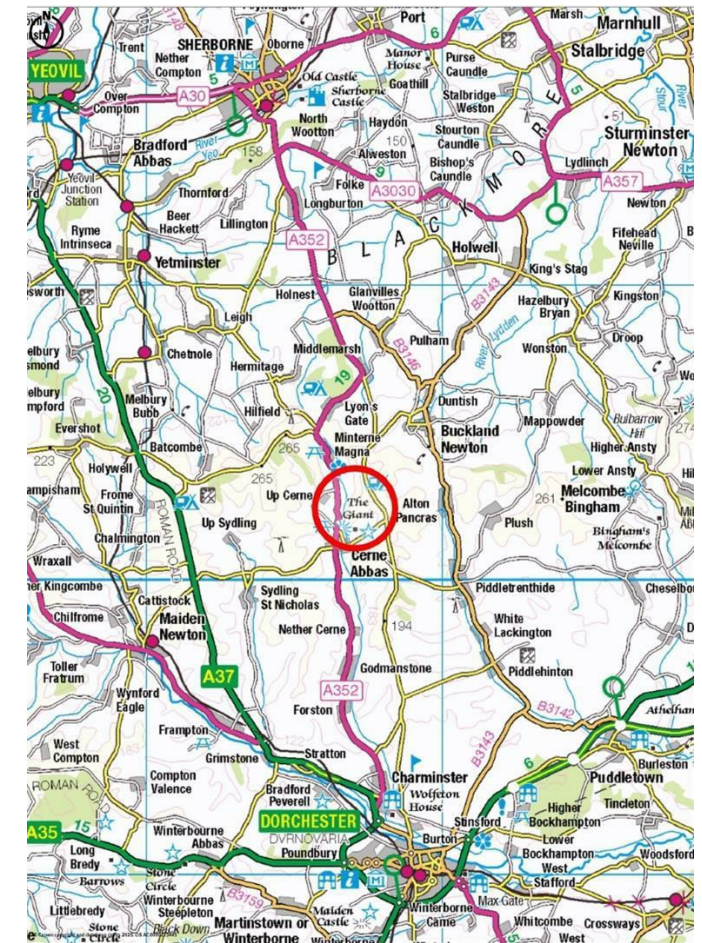
Freehold. Early entry is available on the arable land. Growing arable crops will be purchased at market value. Abbey Barns subject to a licence to 30th April 2026.

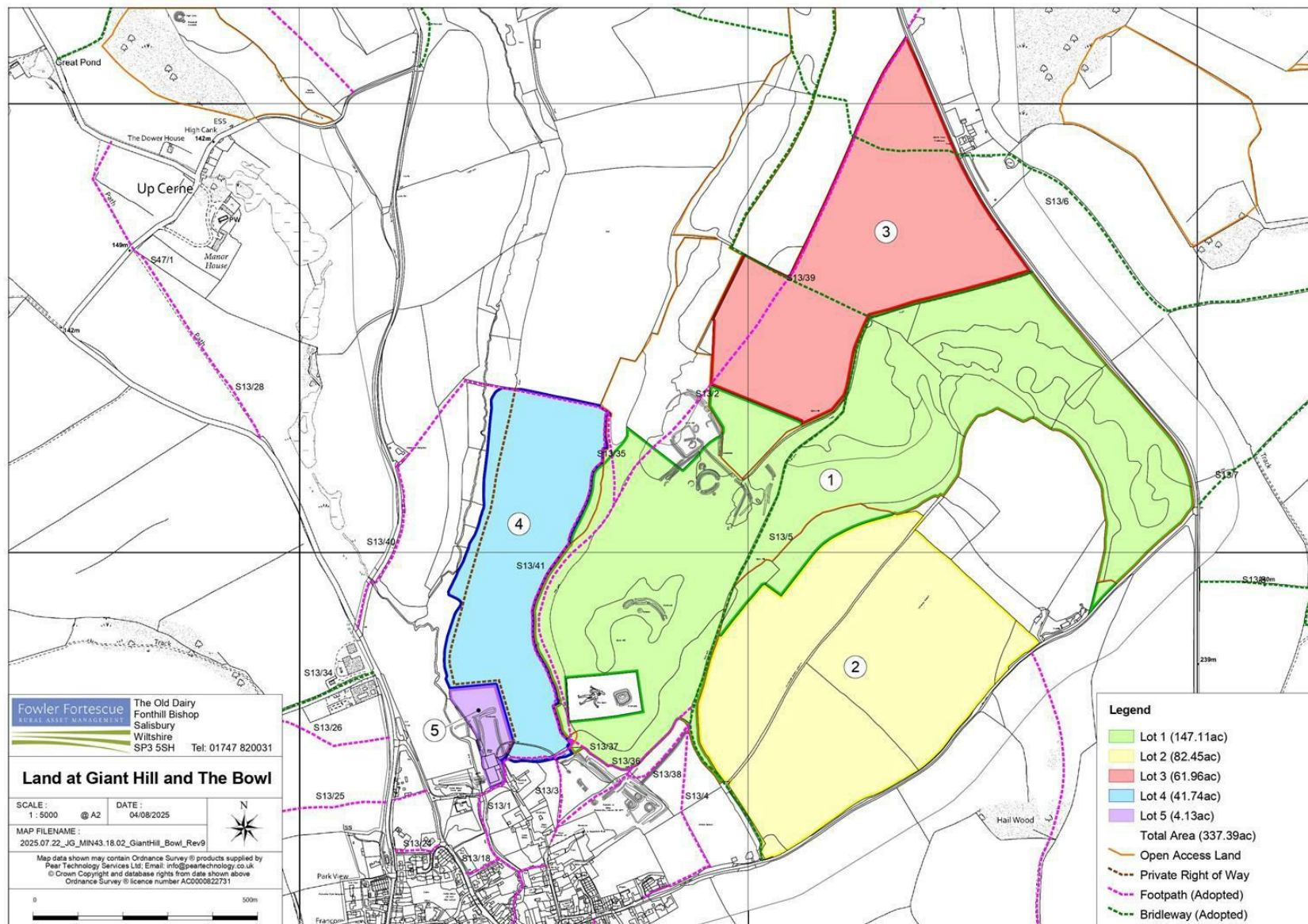
VIEWINGS

Unaccompanied only with a set of sale particulars in hand, after first informing the selling agents. Please secure gates as livestock maybe on the pasture land.

DIRECTIONS

Lot 1 - DT2 7GY What3Words: /// feasted.buddy.lordship and seeing.spike.trinkets
 Lot 2 - DT2 7AP What3Words: /// enter.lifeboats.mule
 Lot 3 - DT2 7TS What3Words: /// cities.superbly.ever
 Lot 4 - DT2 7AN What3Words: /// laws.zap.intention
 Lot 5 - DT2 7GY What3Words: /// pounds.human.emporium





SN/AJT/Jul2025



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