



Symonds
& Sampson


Land at Okeford Hill

Okeford Fitzpaine, Blandford, Dorset

Land at Okeford Hill

Okeford Fitzpaine
Blandford
Dorset DT11 0TF

33.19 acres (13.43 hectares) of pasture land boasting
stunning views

 33.19 acres

- One of the best views in North Dorset
- Overlooking the Blackmore Vale with views stretching to Melbury Beacon, King Alfreds Tower and as far as the Mendip Hills
- Well established permanent pasture with an abundance of natural flora
 - A former chalk quarry
 - Free draining loam over chalk soil

Guide Price £350,000

Freehold

Sturminster Newton Office
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THE LAND

- Well established permanent pasture with an abundance of natural flora
- Pocket of natural scrub woodland at the northern end
- A former chalk quarry
- Two direct road access points plus access off Back Lane from the village
- Extensively grazed by cattle and sheep for many years
- Free draining loam over chalk soil
- Sloping farmland lying 120m to 220m above sea level
- Well fenced sheep proof boundaries
- Suitable for a range of agricultural, equestrian, conservation, recreational and tourism uses

LOCATION

- One of the best views in North Dorset
- Overlooking the Blackmore Vale with views stretching to Melbury Beacon, King Alfreds Tower and as far as the Mendip Hills
- Well connected to a network of footpaths and bridleways including the popular Wessex Ridgeway
- Okeford Fitzpaine 0.5 miles, Blandford 6 miles, Poole 25 miles

DIRECTIONS

What3words: /// starlight.remaking.auctioned

SERVICES

Mains water connected.

MATERIAL INFORMATION

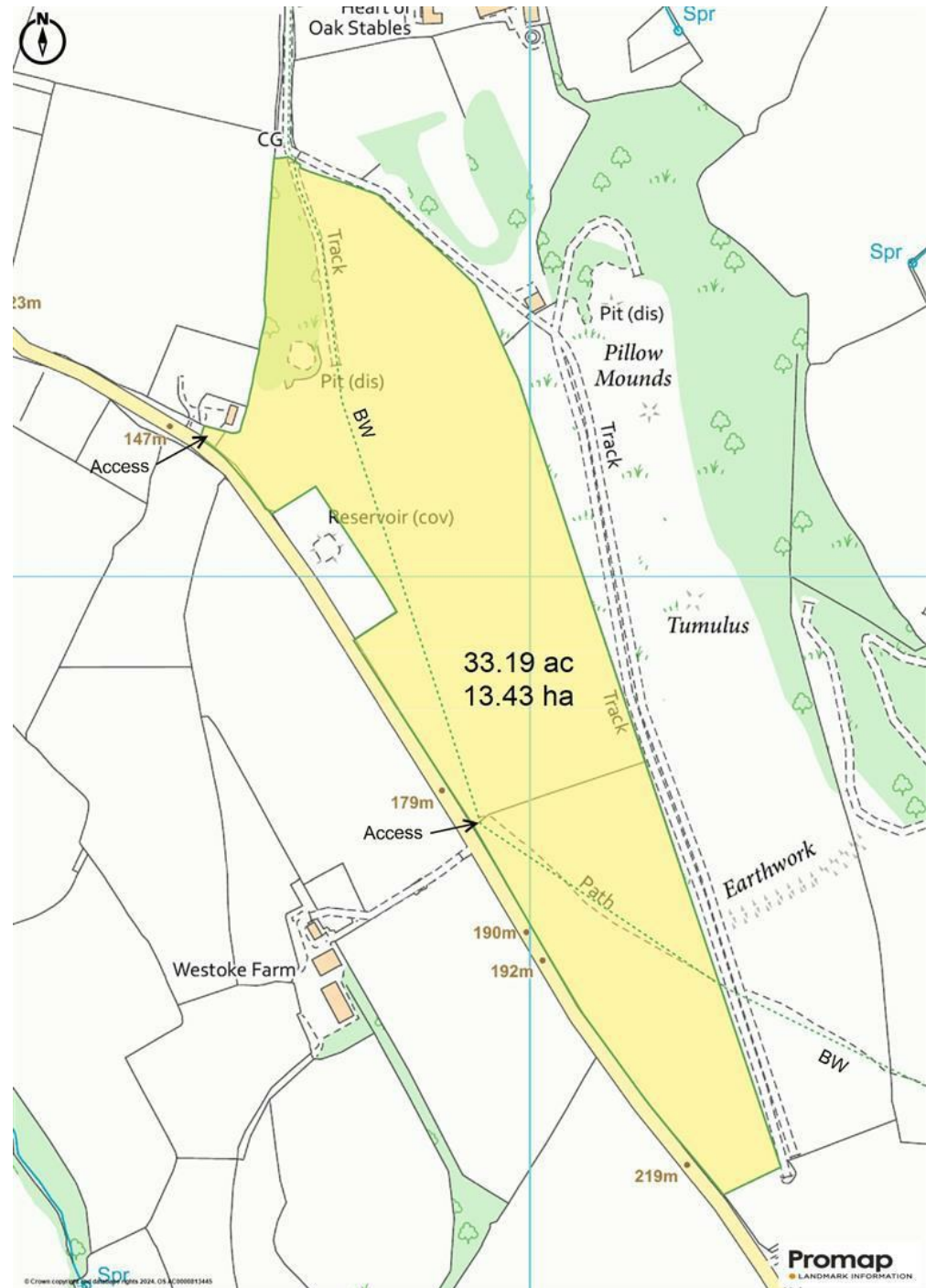
- Dorset Council (North)
- A public bridleway crosses the land (see plan)
- Subject to an overage clause for residential development on the chalk pit
- The land is currently in a Mid Tier Countryside Stewardship agreement
- The land is a National Landscape (formally AONB) and groundwater NVZ

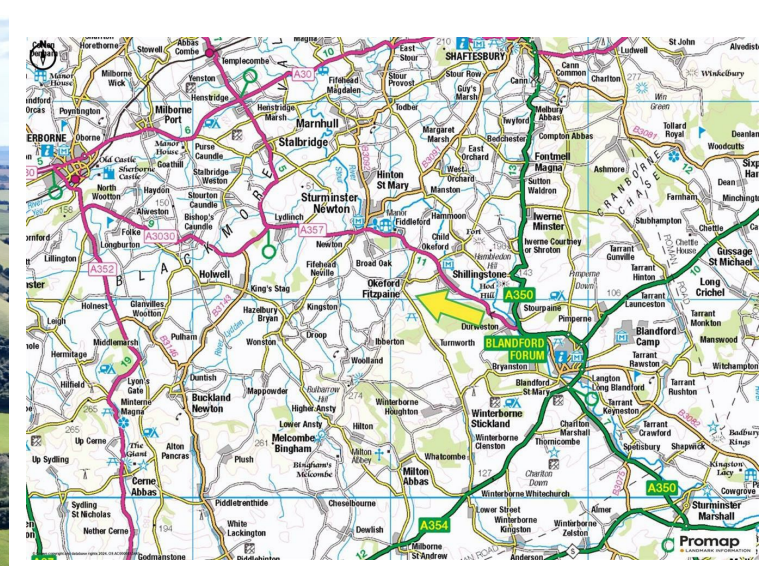
VIEWINGS

Unaccompanied in daylight hours, with a set of particulars to hand, having first informed the agents.

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SN/AJT/Sept/2024



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