



Arable Land at Telegraph Hill **Minterne Magna, Dorchester, Dorset DT2 7BD**

21.26 acres (8.60 ha) of level and productive chalk soil

For Sale by Public and Livestream Auction on 21st March 2024 at 2.00pm
at The Digby Hall, Hound Street, Sherborne DT9 3AB

Guide Price: **£210,000*** freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Property

- Productive chalk downland
- Level and gently undulating land
- 21.26 acres (8.60 hectares)

Situation

- Rural position in the heart of Dorset
- Long road frontage
- Within the Dorset National Landscape (formerly AONB)
- Far reaching southerly views over the Cerne Valley

Directions

From Minterne Magna travel north on the A352 and take the first left signed Batcombe. Follow this road up the hill for 0.5 miles to the land located on the left hand side.

Services

No water or electricity connected.

Local Authority

Dorset Council, www.dorsetforyou.gov.uk

Notes

- The small weather station on the east boundary is not included. A right of access will be reserved from the highway.
- Holdover on the arable crop to 1st September 2024.
- Basic Payment Scheme delinked payments are excluded.
- The land is within an Environmental Stewardship Scheme extended to 30th September 2028. The vendor will be withdrawing the Lot from the agreement by 1st September 2024.

Solicitors

Battens, Sherborne office
01935 846000, james.owen@battens.co.uk

Viewing

Unaccompanied with a set of these particulars in-hand having first informed the agents.

Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at <https://www.symondsandsampson.co.uk/auctions/property-auctions>

Legal and Information Pack

A full legal pack can be purchased online. We recommend you instruct a solicitor to inspect the legal pack on your behalf.

* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

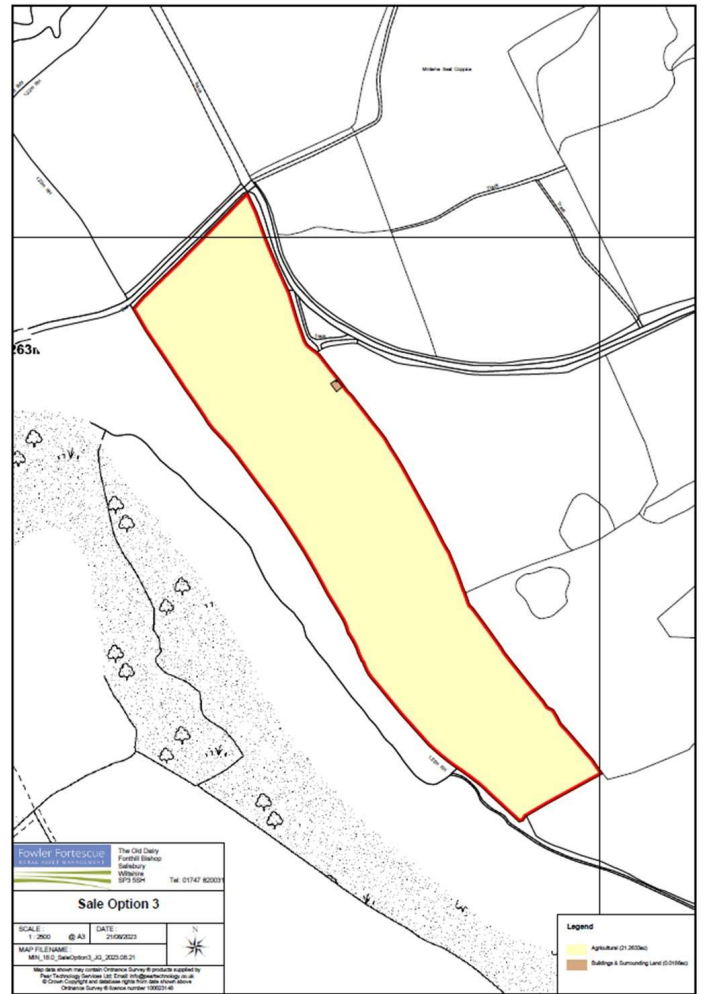
Additional Fees

The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.

In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

ATU/Nov2023



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