

LAND AT MONKTON WYLD



BRIDPORT, DORSET





Land at Monkton Wyld Court
Bridport, Dorset, DT6 6DQ



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Sale Plan



Land at Monkton Wyld Court Bridport, Dorset, DT6 6DQ

Axminster 2.8 miles; Lyme Regis 3.5 miles, Bridport 9.4 miles

An exciting opportunity to purchase 1.17 acres of versatile amenity land, situated in a peaceful rural location in South West Dorset.

For Sale by Informal Tender (unless previously sold). All Tenders to be submitted by 12 noon on Tuesday 18th August 2026.

Freehold Guide Price: £40,000

DESCRIPTION

The land comprises a private enclosure of sloping and undulating permanent pasture with pockets of woodland interspersed within and extends in total to approximately 1.17 acres (0.47 hectares). The land is enclosed by fencing in part and mature hedgerows with hedgerow trees interspersed and bounds a residential property to the north. The land benefits from access directly off the public highway known as Elsdons Lane to the west providing convenient access. The land is classified as being Grade 4 on the Provisional Agricultural Land Classification and provides an excellent opportunity for those seeking amenity land in the area. The land offers purchasers an opportunity to purchase a small slice of the beautiful and unspoilt Dorset countryside and lies within the Dorset National Landscape (formerly known as an AONB).

SITUATION

The land at Monkton Wyld is situated in a private and rural setting within the small hamlet of Monkton Wyld, near Bridport. The property lies approximately 3.2 miles north of the popular coastal town of Lyme Regis, which offers a range of services and amenities including

independent shops, pubs, small supermarkets and a variety of recreational opportunities. There are good road connections, with the A35 located approximately 0.25 miles to the north, providing convenient access to surrounding towns including Axminster, approximately 2.8 miles to the south-west, which offers a more extensive range of facilities including supermarkets, schools, healthcare services and leisure opportunities.

TENURE

The property is of freehold tenure and is being sold with vacant possession.

AGRI-ENVIRONMENTAL SCHEMES

Not applicable to subject property.

DESIGNATIONS

The land is situated within the Dorset National Landscape (formerly known as an Area of Outstanding Natural Beauty).

METHOD OF SALE

The Land at Monkton Wyld will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. All tenders should be submitted to the Agents office (1 High Street, Chard, Somerset, TA20 1QF) by 12 noon on Tuesday 18th August 2026.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SALES PRIOR

It is possible that the property may be withdrawn or sold prior to the tender deadline. Interested parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights, insofar as they are owned, are included in the sale.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

The land is not subject to any public rights of way.

SERVICES & OUTGOINGS

We understand that the land does not benefit from any services.

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially a hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land. All potential purchasers are asked to observe the country code.



DIRECTIONS

From Axminster, head south-east along the B3261 and, at the end of the road, turn left onto the A35 towards Charmouth. Continue for approximately 1.87 miles before turning left onto Elsdon's Lane. Proceed along Elsdon's Lane for approximately 0.35 miles, where the land will be found on the left-hand side. The land will be easily identifiable, clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

WHAT.3.WORDS

///OBSERVES.HONEYBEES.ALWAYS

ADDITIONAL INFORMATION

Flooding: The land is at a very low risk of flooding from river or sea flooding and from surface water flooding. (Gov.uk)

Planning Permission: We understand from the Dorset LPA that the land doesn't benefit from any planning permission and any changes in use would need to benefit from the necessary consents (STP).

Please note the vendor is wishing to apply a restrictive covenant on the land to restrict the land from being used for residential development.



VIEWING

During daylight hours only with the Sales

Particulars in hand

Greenslade Taylor Hunt.

1 High Street, Chard

Somerset, TA20 1QF

Email: farms.chard@gth.net

Tel: 01460 238383 | Ref: CHG260011

GREENSLADE TAYLOR HUNT

www.gth.net

TENDER FORM

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, 1 High Street, Chard, Somerset, TA20 1QF by 12 noon on Tuesday 18th August 2026, sealed and marked offers for 'Land at Monkton Wyld, Bridport'**.
2. Offers received after the deadline will be recorded and reported to the Vendor but may be excluded from the bid process, subject to the Vendors' instructions.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the tender date.
8. All those interested are invited to submit their best offers for the lot, or lots, they are interested in. It is in the best interests of any interested party to make all possible information available to assist the Vendor's in making their decision. A decision will be based on all the circumstances.
9. Offers must clearly state:
 - 9.1 The lot, or lots, to which the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 A copy of photographic ID (passport or driving licence) plus a separate proof of address document (utility bill/bank statement) no older than 3 months for all intending purchasers, in order to comply with the Anti-Money Laundering Regulations.
 - 9.4 The name and address of his/her solicitor.
 - 9.5 Any conditions applying; if an offer is made subject to conditions other than contract, those conditions must be clearly stated e.g. subject to survey or planning.
 - 9.6 What investigations you have already carried out.
 - 9.7 Details of funding arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale, along with the contact details of your agent. All supporting documentation you can provide (proof of available finance, latest status from your current agent etc) will give the vendor a clearer idea of the strength of your offer.
10. All those who have submitted offers will be notified of the outcome as soon as possible, once we have instructions.
11. Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and their solicitors. Unless agreed otherwise, we expect the chosen purchaser to be able to proceed to an exchange of contracts within four weeks of receipt of sale documents from the Vendor's solicitors. A deposit will be payable on exchange of contracts, with the full balance on completion or sooner by agreement between the parties.



‘LAND AT MONKTON WYLD COURT, BRIDPORT’

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

Price: £.....

In words.....pounds.

Terms & Conditions:

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Please provide proposed plans for the plot:

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Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Name	
Address	
Postcode	
Daytime ☎	
Email	

Please find below acting solicitor details:

Name & Firm	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Offers for this property are to be submitted for the attention of – Ryan Doble, Greenslade Taylor Hunt, 1 High Street, Chard, Somerset, TA20 1QF, or by email to ryan.doble@gth.net no later than Tuesday 18th August 2026 at 12 noon.

Please note that for this offer to be considered this form must be completed in full.