



FOLLY FARM

Yetminster ■ Sherborne ■ Dorset



Folly Farm

Yetminster, Sherborne, Dorset DT9 6HG

Sherborne 5.9 miles - Yeovil 5.7 miles - Dorchester 16.9 miles



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GREENSLADE TAYLOR HUNT

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Folly Farm comprises a delightful, residential farm with detached three bedroom farmhouse together with an adjoining two bedroom annex, a range of versatile modern farm buildings offering agricultural, equestrian or potential development subject to the necessary consents.

In total 15.31 acres (6.19 ha) approx.

FOR SALE BY PRIVATE TREATY

(As a whole or in two lots)

Guide Price:

Lot 1: £945,000 | Lot 2: £30,000

As a Whole £975,000

LOCATION

Folly Farm occupies a convenient location situated on the northern outskirts of the village of Yetminster, some 1 mile south of Thornford, approximately 4 miles to the south of Yeovil. The town of Sherborne is approximately 4.5 miles to the north east and Crewkerne is approximately 10 miles to the west. The county town of Dorchester is located 17 miles to the South. All three towns provide a wide range of amenities and good road links.

SITUATION

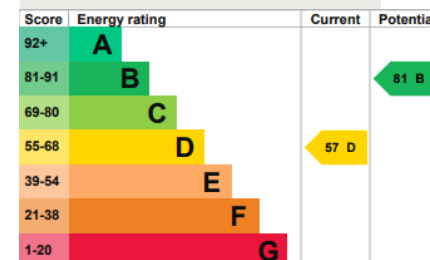
Folly Farm is accessed directly off the public highway known as Thornford Road. An access track gives secondary access to the rear of the yard and the fields beyond, directly off of Thornford Road.

The agricultural land can be accessed through the farm yard together with internal gateways. We understand that parcel ST5911 6017 benefits from secondary access via an adjoining Green Lane, accessed from Thornford Road.

FOLLY FARM (LOT 1)

Folly Farm offers a range of potential end uses, including residential, agricultural or equestrian with longer term potential development of the adjoining land and farm buildings. The Farmhouse is constructed of stone, and the Annexe is constructed from a rendered concrete block cavity wall, beneath a slate roof with an adjoining brick under tile lean to. The Farmhouse comprises; conservatory, kitchen with flag stone floor, wall and base units and Rayburn cooker, dining Room with flag stone floors, sitting room with fireplace with stone surround and wood burner, Pantry , WC/shower room. On the first floor are three double bedrooms and a family bathroom.





OUTGOINGS

Folly Farm—Council Tax D. The Annex—Council Tax B.

SPORTING & MINERAL RIGHTS

Sporting and mineral rights are included within the sale.

TENURE AND POSSESSION

Freehold with vacant possession available on completion.

VIEWINGS

All viewings are strictly by appointment with the selling agents.

EPC

The farmhouse has a rating of an G, the annex is rated as a D.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

A footpath traverses the land. The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

RURAL PAYMENTS AGENCY

The land is registered with the rural payments agency. We understand that the land is not currently entered into any Countryside Stewardship Scheme or Sustainable Farming Incentive Scheme.

LAND DESIGNATIONS

We are not aware of any designations affecting the property. The land does not fall within a Nitrate Vulnerable Zone.

PLANNING

The land to the east of the Burrington site has been submitted to the Dorset Council call for sites (December 2024)

MEASUREMENTS & OTHER INFORMATION

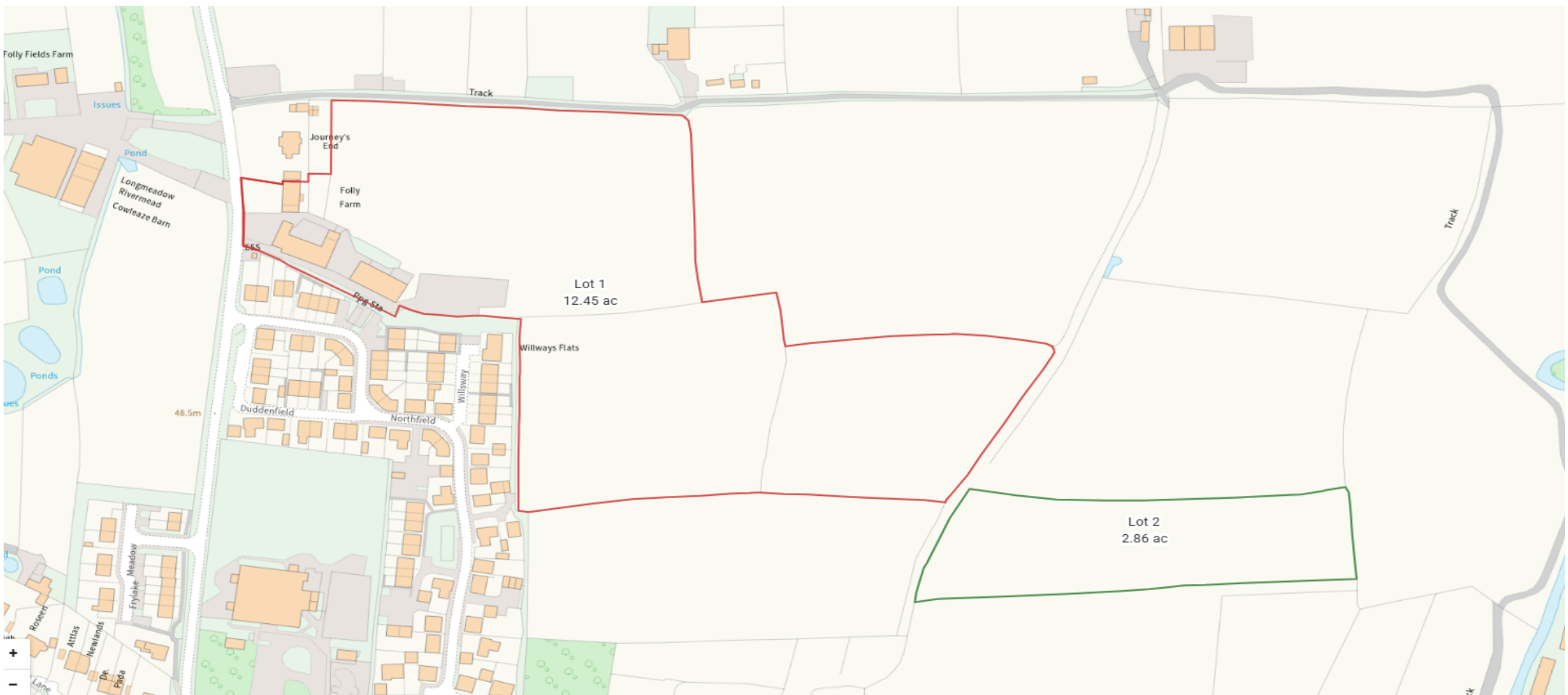
All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

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, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.





gth



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