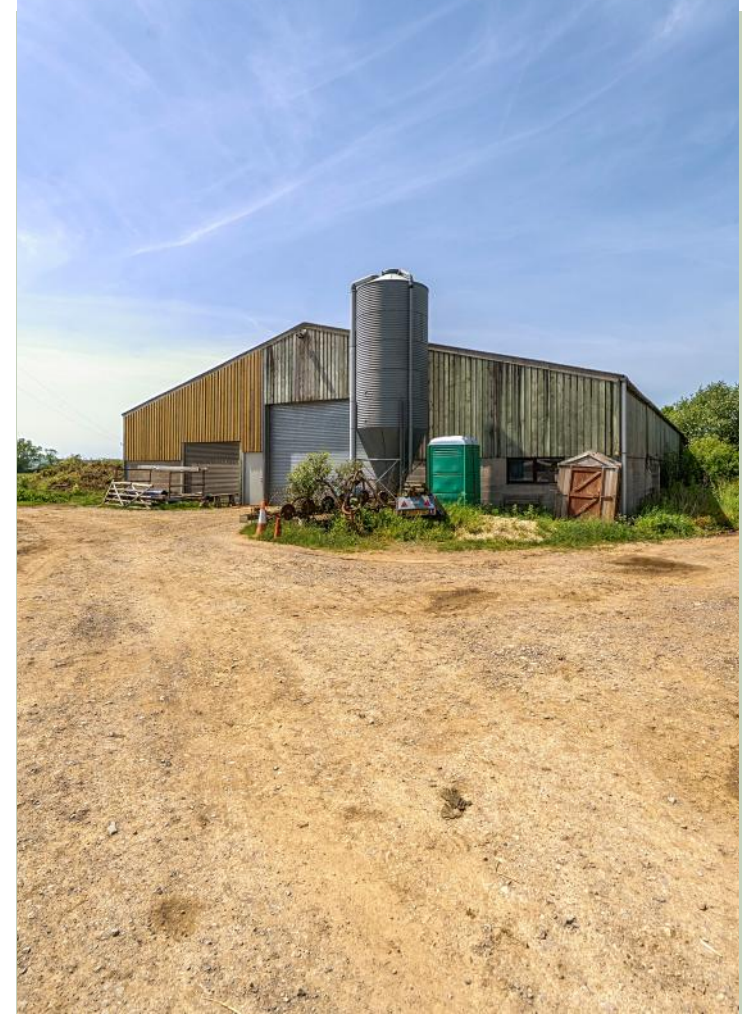


gth



WHEDAN FARM

Buckhorn Weston - Gillingham - Dorset



WHEDAN FARM

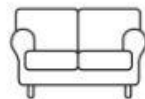
Buckhorn Weston - Gillingham - Dorset - SP8 5JF

Buckhorn Weston village 0.5 miles; Gillingham 5 miles; Sherborne 11 miles



A productive livestock farm situated in an idyllic rural location close to the village of Buckhorn Weston. The farm comprises a modern four bedroom farmhouse (subject to an AOC), with a large versatile farm building and surrounding productive pasture land extending to 56.17 acres or thereabouts. For sale in three separate lots or as a whole.

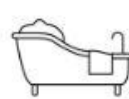
Lot 1: £1,250,000 - Lot 2: £220,000 - Lot 3: £80,000 - As a whole: £1,550,000



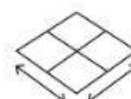
2



4



4



193sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, BA21 5AN

Tel: 01935 423474 Email: farms.yeovil@gth.net

INTRODUCTION

Whedan Farm is productive livestock farm centred upon a well proportioned four bedroom farmhouse (subject to an AOC) with large garden to the rear. To the north west of the farmhouse is a large versatile farm building, extensive yard area, in total extending to approximately 56.16 acres (22.73 Ha) of productive pasture land. The property is within walking distance to the village of Buckhorn Weston however enjoys a peaceful and private location surrounded by open countryside.

The property is offered for sale by private treaty as a whole or in three separate lots.

SITUATION

Situated on the Dorset–Somerset border, the village of Buckhorn Weston offers a traditional rural community with a renowned pub, The Stapleton Arms and also the 13th century church of St. John The Baptist. Nearby Gillingham, just three miles away, provides a wide range of amenities including a Waitrose supermarket, while the market town of Sherborne, eleven miles distant, offers further amenities.

There are many excellent state and private schools in the area.

Mainline rails services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary. Road links are excellent, with the A303 only five miles away and the A30 just two miles, offering convenient access to London and the West Country.

LOT 1 (OUTLINED RED)

Whedan Farmhouse

The farmhouse is approached over a hardcore driveway leading to a parking area. Constructed in 2007 the house comprises a two storey dwelling of brick construction beneath a slate roof, with timbe double glazed windows throughout and UPVC rainwater goods and downpipes.

The accommodation is set out on the attached floor plans and briefly comprises;

On the ground floor; rear door to **Boot Room**, door to; **Kitchen** with fitted floor and wall units, electric hob, oven, kitchen island with single bowl sink and drainer, exposed beams, 2x radiators





and door to outside patio, door to; **Office/Dining Room** radiator, door to outside, door to front door and **Entrance Hallway**, door to; **Sitting Room** 2x double doors to outside, wood burner with timber surround, 2x radiators. **Downstairs Bedroom Four** 2x radiator, exposed beams. **Utility Room** fitted floor units, single sink, boiler, door to; **Cloakroom** with shower cubicle, WC, hand wash basin and heated towel rail.

On the first floor; **Landing** with radiator, door to airing cupboard, loft access, door to; **Bedroom One** with radiator x2, **Ensuite** with WC, panelled bath, shower, heated towel rails and hand wash basin, **Family Bathroom** with panelled bath, towel rail, WC, hand wash basin, Velux window. **Bedroom Two** with radiator and , **Ensuite** with WC, shower and towel rail. **Bedroom Three**, with radiator and fitted cupboards.

The property is subject to an Agricultural Occupancy Condition (AOC). Further information from the selling agents.

Outside

Outside the property benefits from a beautiful large garden area which is predominantly laid to lawn with some shrubs and trees, bounded by a timber post and rail fence. In addition there is a large patio area surrounding the south and west of the property perfect for entertaining guests. Within the garden is a timber shed with CI roof proving additional storage.

Farm Building

The farm building was erected in circa 2000 and comprises a steel portal framed livestock building (36.5m x 21.05m) with part concrete, part hardcore flooring, block walling, timber cladding beneath a fibre cement sheeted roof with roller shutter doors on either end.

Internally there is a; **Office/ Tack Room** with fitted worktops, single bowl stainless steel sink and drainer, **Workshop** with separate roller shutter door and concrete floor, **2x Internal Stables**, of block construction.

The building is very versatile and would allow the continuation of the current agricultural/equestrian use or offers huge potential for conversion to equestrian or commercial use subject to the necessary consents.

To the rear of the building is a large hardcore yard area offering ample room for further development.

Land

Surrounding the house and buildings is an area of level permanent pasture land bounded by mature hedgerows and newly installed stock proof fencing along each boundary. In total, LOT 1 extends to approximately 31.74 acres (12.85 Ha) or thereabouts.

LOT 2 (OUTLINED BLUE)

The land comprises a single parcel of level permanent pasture land situated to the east of the farmhouse and farm access trackway extending to approximately 20.29 acres (8.21 Ha). The land is very well fenced and bounded by mature hedgerows in the main and benefits from a mains water supply to a trough.

LOT 3 (OUTLINED GREEN)

The land comprises a single parcel of level permanent pasture land extending to approximately 4.13 ac (1.67 Ha) ideally suited to agricultural , equestrian or amenity use. The parcel benefits from a separate access gateway directly from the access trackway to the west which adjoins the land .

SERVICES & OUTGOINGS

We understand the property benefits from the following services;

Farmhouse: mains electricity, mains water, private drainage to a digester, oil fired boiler and Fibre optic internet (Wessex Internet).

Farm Building: Mains electricity (3 phase) and mains water.

Land: Mains water supply to troughs on the land.

Lot 2: Mains water to trough on the land. The purchaser will be responsible for the installation of a submeter, further details from the selling agents.

Lot 3: Mains water to trough on the land. The purchaser will be responsible for the installation of a submeter, further details from the selling agents.

Council Tax: Dorset Council Band F

LOTING

It is anticipated that the property will be offered as lotted however interested parties are invited to discuss alternative proposals with the selling agents with regards to lotting if they so wish. The vendor reserves the right to alter boundaries.



ADDITIONAL INFORMATION

Broadband: Wessex Internet

Flooding: The farmhouse and building are not in designated flood zones. Parts of the land are at a high risk from flooding from rivers and the sea and surface water.

Local Authority: Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ.

Telephone: 01305 221000

Planning Permission: The farmhouse is subject to an Agricultural Occupancy Condition. Planning ref: 2/2005/0336



RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

A public footpath traverses Lot 1 together with part of the eastern boundary of Lot 2.

Other than this 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.

SPORTING & MINERAL RIGHTS

Sporting and mineral rights are included within the sale.

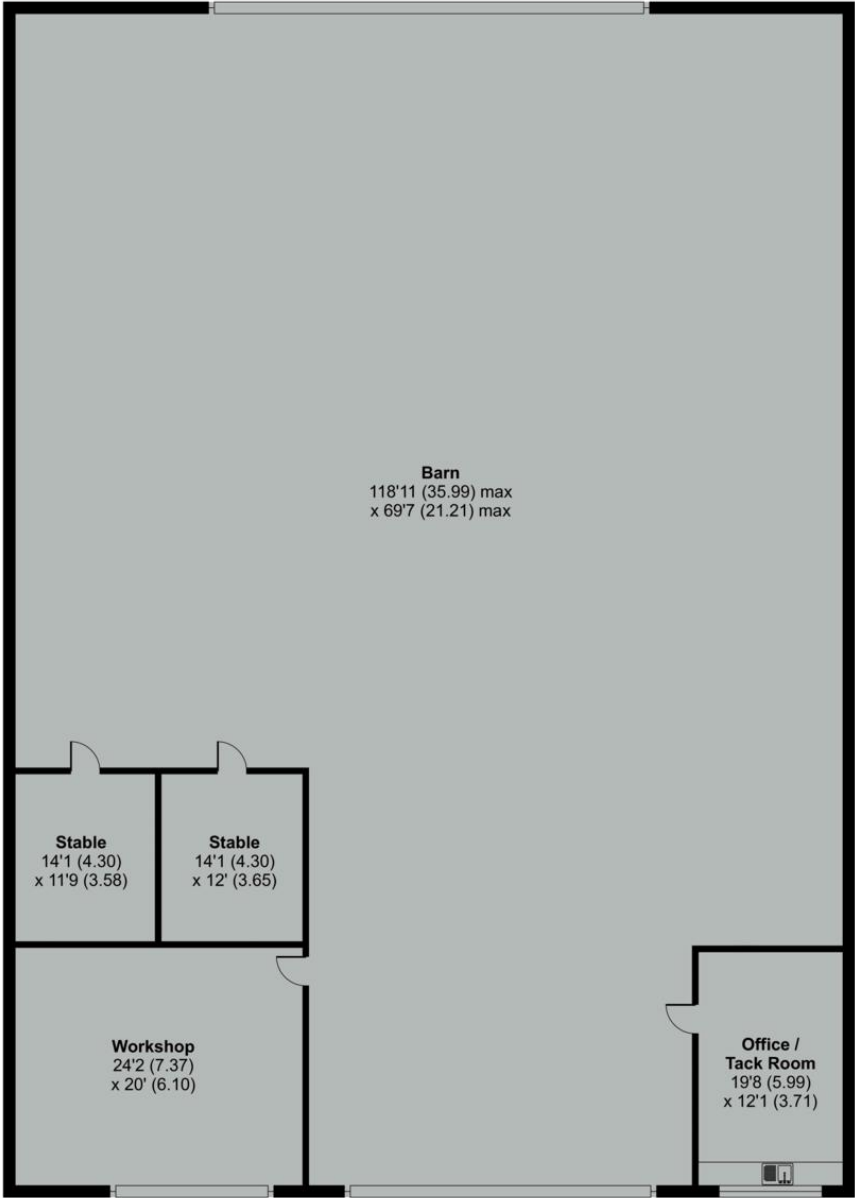
MEASUREMENTS & OTHER INFORMATION

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.

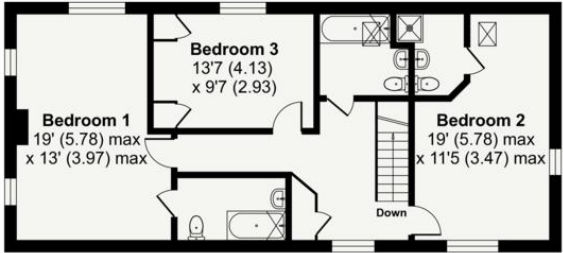
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment,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

Whedan Farm House, Buckhorn Weston, Gillingham, SP8 5JF

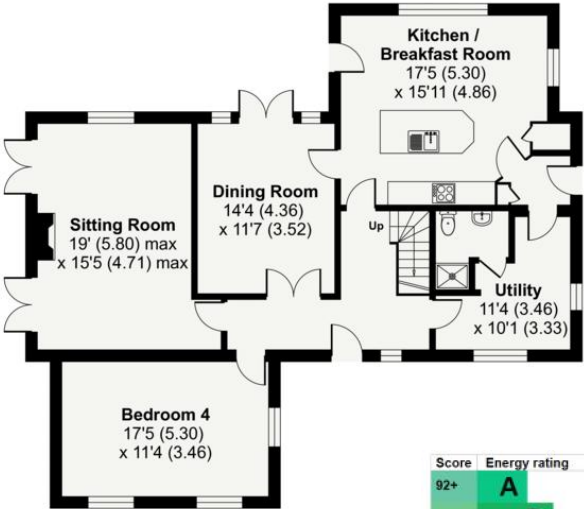
Approximate Area = 2078 sq ft / 193 sq m
Outbuilding = 8220 sq ft / 763.6 sq m
Total = 10298 sq ft / 956.6 sq m
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1462909



TENURE AND POSSESSION

Freehold tenure with vacant possession available upon completion.

FIXTURES & FITTINGS

All fixtures and fittings are to be excluded from the sale of the site, unless stated otherwise.

AGRI ENVIRONMENTAL SCHEMES

We understand that part of the land is subject to a Countryside Stewardship Mid Tier agreement. Further information regarding the options from the selling agents.

RURAL PAYMENTS AGENCY

We understand the property is registered with the Rural Payments Agency.

DESIGNATIONS

We are not aware of any designations affecting the property.

DIRECTIONS

What3words: ///cropping.furnish.hello

From Wincanton head south east on Moor Lane towards Buckhorn Weston. Continue on this road through Rodgrove until you reach a junction. Turn left onto Templecombe Lane and continue into the village of Buckhorn Weston. At the next junction, turn right and proceed under the railway bridge and the property will be located shortly after on the right hand side. The property will also be indicated by the agents for sale boards.

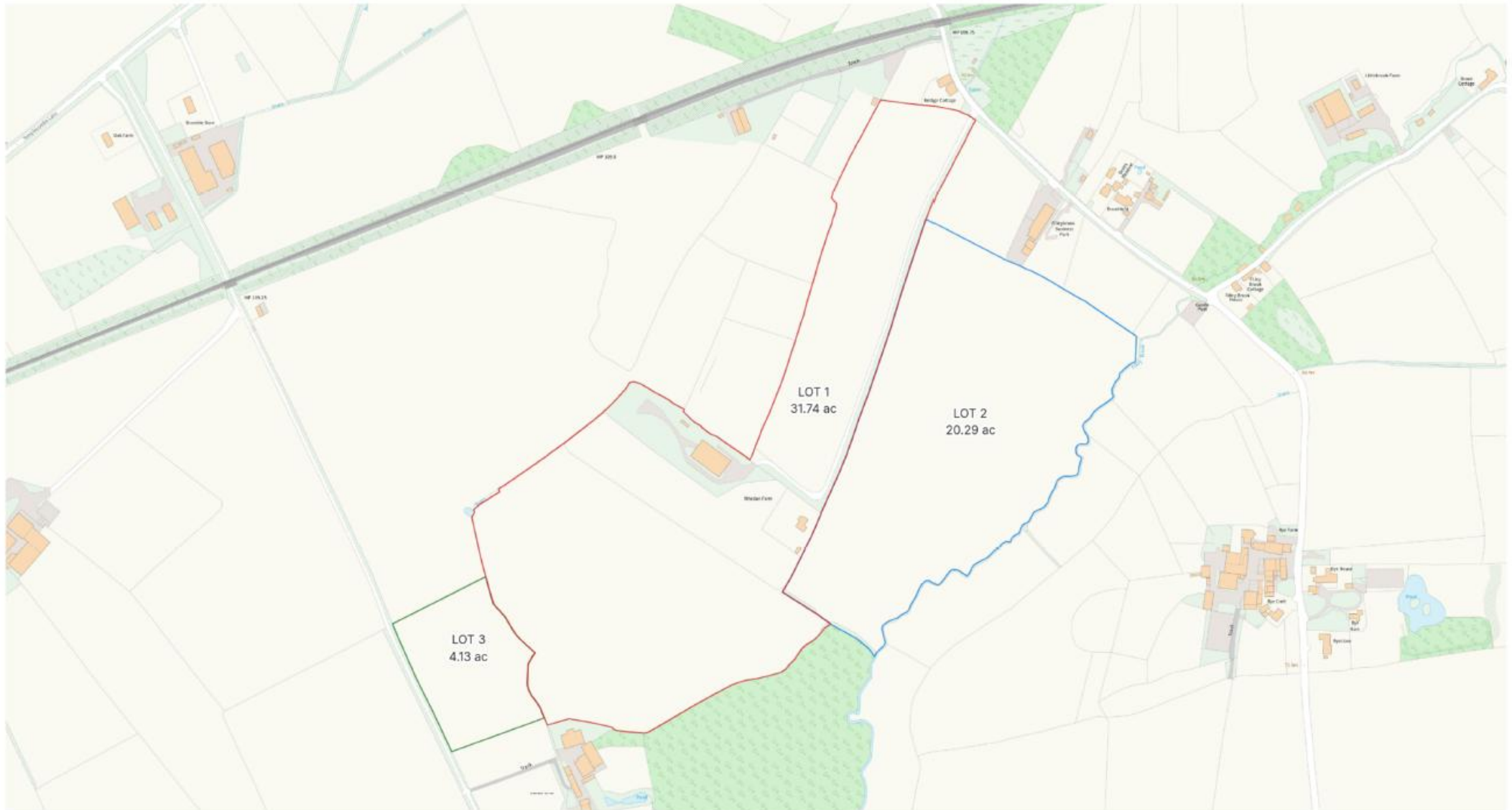
IMPORTANT NOTICE

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. If there are points which are of particular importance to you please contact the office prior to viewing the property.









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