THE BERE HEATH ESTATE

DORSET

In all about 1,725.68 Acres (698.36 Ha)

THE BERE HEATH ESTATE

BERE REGIS ◆ DORSET

An Exceptionally Diverse Agricultural Estate with Additional Leisure Income

A SIGNIFICANT MIXED RURAL PORTFOLIO INCLUDING EQUIPPED FARMS, WATER-CRESS BEDS, RESIDENTIAL DWELLINGS, COMMERCIAL PROPERTY, DEVELOPMENT OPPORTUNITIES AND PRODUCTIVE AGRICULTURAL LAND.

Agricultural holding comprising of three Agricultural Holdings Act (AHA) Tenancies, three Farm Business Tenancies (FBT's) and various grazing agreements

Seven farmhouses, eleven cottages, and six farmsteads

323 acres of woodland let on a long lease

Leisure & Recreational assets let on commercial leases

Range of development opportunities (subject to planning)

Total Estate income in excess of £320,000 per annum

AVAILABLE AS A WHOLE OR IN 3 PRINCIPAL LOTS

IN ALL ABOUT 1,725.68 ACRES (ABOUT 698.36 HECTARES)

Savills National Farms and Estates
33 Margaret Street
London W1G 0JD
Crispin Holborow & Louisa Over
Cholborow@savills.com/Lover@savills.com
0207 016 3780

savills

Savills Salisbury
Rolfes House
60 Milford Street SP1 2BP
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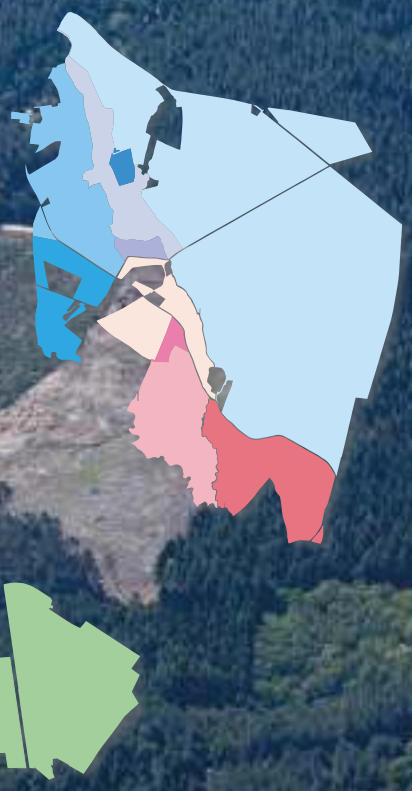
Gsyrett@savills.com/anna.wilkinson@savills.com
01722 426 810

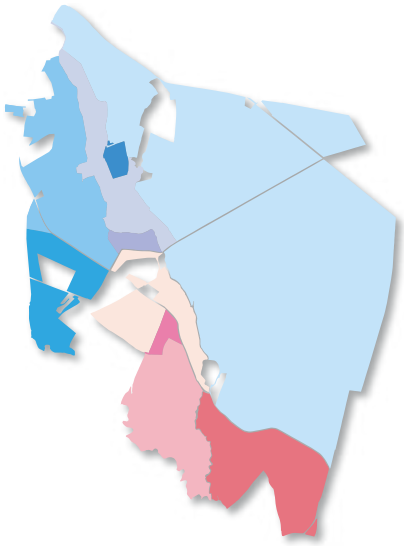
These particulars are only as a guide and must not be relied on as a statement of fact.
Your attention is drawn to the Important Notice on the last page of text.

METHOD OF SALE & LOTTING

The Bere Heath Estate is to be offered for sale as a whole or in lots, as shown.

Lot No	Lotting	Description	Acres
1		A mixed portfolio of farms and let property on short term tenancy agreements, together with working water cress beds, a portfolio of residential property and village allotments. Totalling about 701.73 Acres.	
1a	Court Farm and Land at Lower Woodbury	A productive arable and pasture farm with modern and traditional farm buildings let on a Farm Business Tenancy (FBT) until 28th September 2020 together with 2 other co-terminus FBT bare land lettings. A pair of semi-detached cottages let on a Rent Act and Assured Shorthold Tenancy (AST).	412.69
1b	Watercress Farm, pastureland and Hollow Oak Cottages	A parcel of permanent grassland together with productive watercress beds with 5 residential properties all within an AHA tenancy.	74.42
1c	Doddings Farm	A significant farmhouse which is let on an AST (until 30th June 2020), together with a set of farm buildings suitable for development, subject to planning. A small parcel of grazing land let co-terminus with the house. The Old Mill and adjacent cottage (120 Doddings let on an AST to Vitacress Ltd) both of which are in need of refurbishment.	8.86
1d	Jenkins Farmhouse	An attractive detached house (let on an AST) which has been recently renovated together with a Barn and parcel of grassland let on a grazing licence.	11.16
1e	Rye Hill Farm and land at Mistover Knapp.	A productive farm with farm buildings (let on an annual FBT) including a farm shop (let on a commercial lease) and farmhouse let on an AST. Land with development potential of which part has been entered into the Strategic Housing Land Availability Assessment process (SHLAA).	130.35
1f	A mixture of bare arable and pasture land	Bare farmland let on an FBT.	64.25
2		A portfolio of agricultural investments, some with development potential, mainly on long term tenancies. Totalling about 786.56 Acres.	
2a	Bere Heath Farm and Forestry	A parcel of bare land suitable for livestock grazing and arable farming let on a long term FBT (until 28th February 2038) together with a significant parcel of woodland which is let to the Forestry Commission on a long lease.	497.96
2b	Lower Stockley Farm	An equipped livestock farm let on an AHA tenancy with farmhouse, modern and traditional farm buildings together with a newly renovated cottage separately let on an AST.	129.35
2c	Phillols Farm	An equipped livestock farm let on an AHA tenancy with 3 residential properties and a selection of modern and traditional farm buildings with potential to develop, subject to planning.	150.30
2d	Bere Heath Farmhouse and farmstead	A farmhouse, and buildings all with vacant possession, in need of renovation but with significant potential to develop and enhance, subject to planning.	8.95
3		Leisure and recreational properties including Dorset Gliding Club, Longthorns Holiday Park and wedding venue (both let on Landlord and Tenant Act 1954 (contracted out) tenancies) and Grants Farmhouse (let on an AST) and grazing land (let on licence). Totalling about 237.39 Acres.	237.39
The Whole			1,725.68





THE BERE HEATH ESTATE

INTRODUCTION

The Bere Heath Estate is an exceptional agricultural portfolio and presents a rare opportunity to purchase an Estate of this scale and diversity in the South of England.

A diversified farming estate which includes a portfolio of 18 residential properties, six farmsteads and a range of leisure assets generating a total rent in excess of £320,000 per annum.

The 1,725.68 acres (698.36 ha) includes six equipped holdings that are currently let on a mixture of long and short term farm tenancies which includes 323 acres of woodland that is let to the Forestry Commission on a long lease.

There is a portfolio of 18 residential properties across the Estate, 16 of which are under various farm tenancies, short term tenancies and a Rent Act tenancy. The leisure properties are let on commercial agreements and include a farm shop, a private members gliding club and a popular camping and caravan park with associated wedding venue.

SITUATION

The Bere Heath Estate lies in an accessible location within the Purbeck district of South Dorset in easy reach of Wareham, Dorchester, Blandford, Poole and Bournemouth. With the majority of the Estate straddling the Bere Stream Valley and the River Piddle Valley, the Estate stretches south from the A35 at Bere Regis towards Wareham and the highly sought after villages of Wool and Stokeford.

This is a popular part of South Dorset with good accessibility to the Jurassic Coast, boasting an array of attractive landscape features including popular tourist attractions; Lulworth Cove, Durdle Door, Monkey World and Corfe Castle.

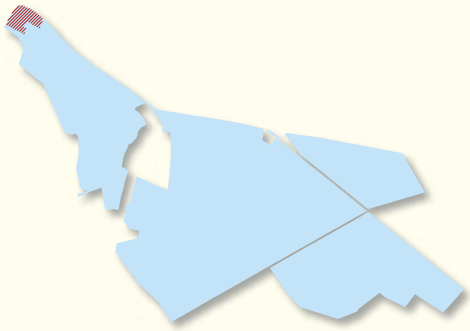
Mainline rail access to London Waterloo is via Wool train station, approximately 1.5 miles from the Estate and the journey time takes approximately 2.5 hours. The closest airport is Bournemouth which is about 25 miles east from the Estate. Southampton Airport is approximately 50 miles east from the Estate.

Lot 1

Lot 1A

COURT FARM AND LAND AT LOWER WOODBURY

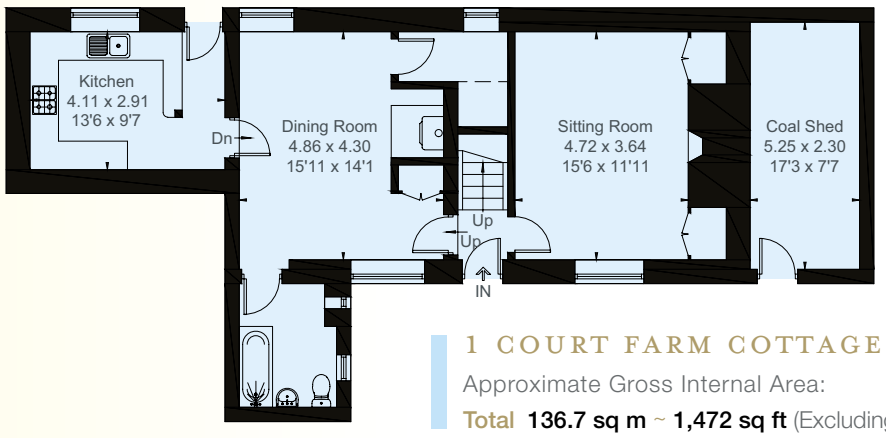
About 412.69 acres



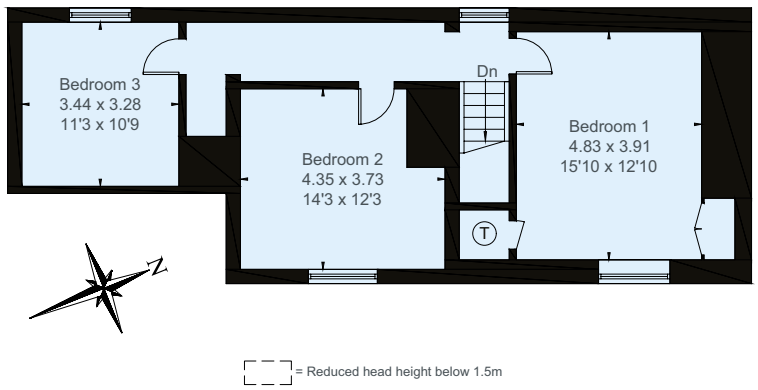
A let productive arable and pasture farm with modern and traditional farm buildings located on the southern outskirts of Bere Regis. The farm is let on an FBT until 28th September 2020 together with two other co-terminus FBT bare land lettings. The properties include a pair of Grade II Listed, semi-detached cottages let on an AST and Rent Act tenancy as well as allotments which are licensed to local residents.

The cottages and part of Court Farm together with part of the farm stead is designated as a Scheduled Monument. The monument includes a medieval manorial settlement at Court Farm, situated on level ground to the north east of the Bere Stream. The Manor House formed the principal home of the Turberville family which was demolished around circa 1830. The site of the manor house is now marked by foundation levels which are visible as earthworks. To the east of these earthworks are No. 1 and 2 Court Farm Cottages.

GROUND FLOOR



FIRST FLOOR



= Reduced head height below 1.5m

Not to Scale.
For Identification Purposes Only.

1 COURT FARM COTTAGE

Approximate Gross Internal Area:

Total 136.7 sq m ~ 1,472 sq ft (Excluding Coal Shed)

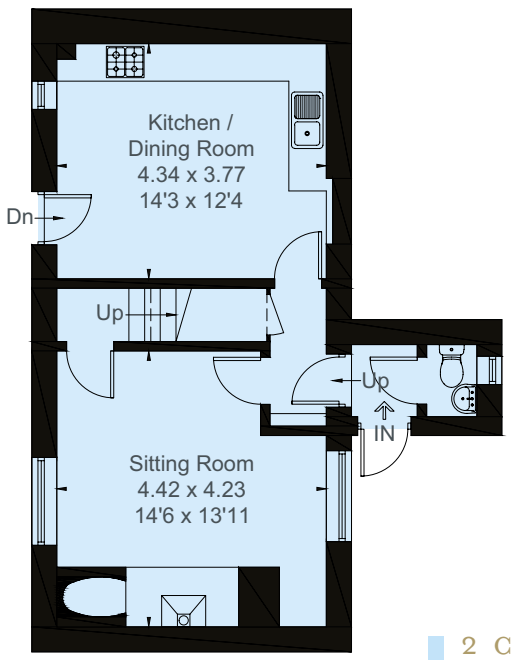
Including Limited Use Area (1.6 sq m / 17 sq ft)

1 and 2 Court Farm Cottages

A pair of attractive, Grade II Listed cottages which were formerly a single Manor House that dates back to the 17th Century. The brick and stone cottages are well positioned and surrounded by private gardens and paddocks.

1 Court Farm Cottage is a two storey, 3 bedroom property occupied under a Rent Act Tenancy. No 2 Court Farm Cottage is a two bedroom property that has been recently refurbished and is occupied under an Assured Shorthold Tenancy.

There is a detached stable immediately adjoining the east wing of No 1 Cottage and adjacent to this is an 18th Century granary on saddle stones, constructed of brick with a hipped tiled roof.



GROUND FLOOR

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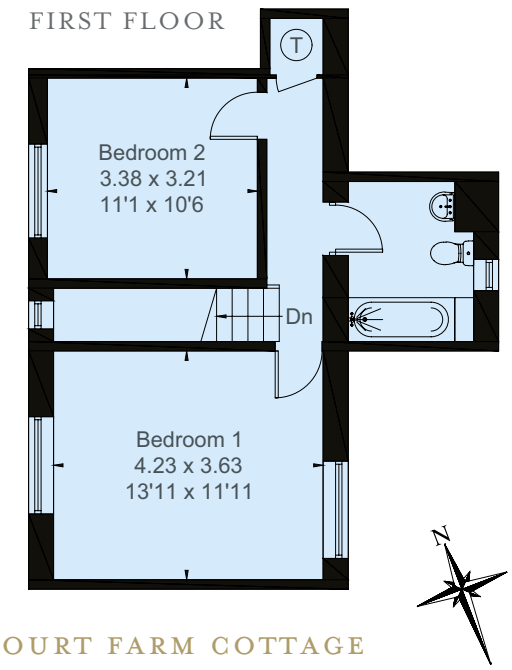
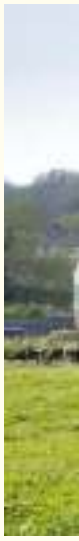


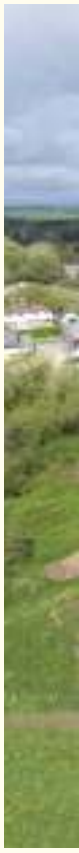
2 COURT FARM COTTAGE

Approximate Gross Internal Area:

Total 84.6 sq m ~ 911 sq ft

Including Limited Use Area (1.6 sq m / 17 sq ft)

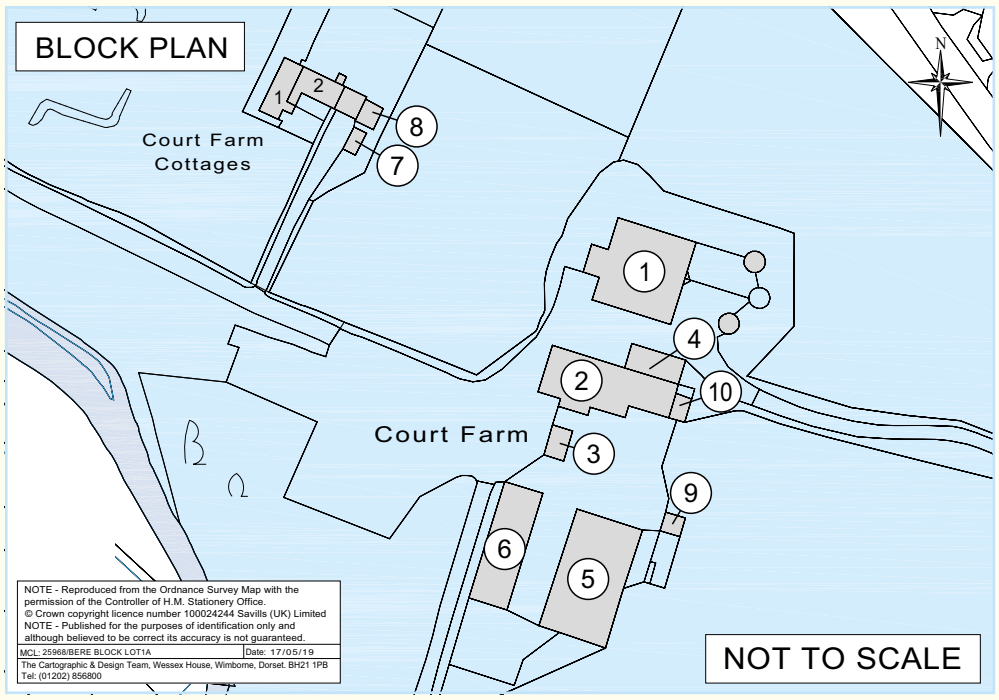




Farm Buildings and Land

Court Farm buildings include a range of traditional and modern buildings which are described in the following table:

No on plan	Building	Description of Building	Area (m^2)
1	Grain store	Steel portal frame, part concrete/fibre cement sheeting, fibre cement sheeted roof.	375.51
2	Brick Barn	Brick walls, pitched slate roof, pair cart doors to the north side	346.58
3	Stable	Detached brick with pitched tile roof	32.52
4	Lean to	Steel frame, fibre cement roof	70.79
5	Machinery Store/Barn	Steel portal frame, fibre cement roof, Yorkshire boarding	422.93
6	Cattle Yard	Steel portal frame, fibre cement roof, Yorkshire boarding	241.78
7	Garage	Fibre cement single garage	17.22
8	Granary	Brick walls on staddle stones, pitched concrete roof	23.69
9	Bull Pen	Blockwork, pitched fibre cement roof	12.49
10	Former Dairy Parlour	Blockwork, pitched fibre cement roof	20.54



Land

The land lies to the south east of the farm buildings and is made up of a mixture of arable, pasture and woodland. It is attractive, with gently undulating topography and easily accessible from the public highway. The soil is mainly free draining and comprises a sandy loam texture over chalk that is suitable for arable and livestock. The farm is well managed and full of a diverse range of habitats and environmental benefits. There are two small parcels of land licenced to the owners of Lower Woodbury Farmhouse.

Lot 1b

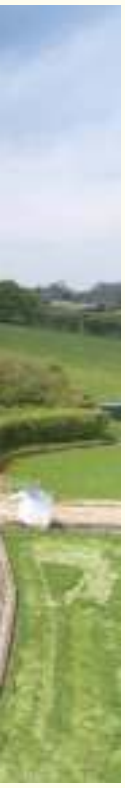
WATERCRESS FARM, PASTURELAND AND FIVE RESIDENTIAL PROPERTIES

About 74.42 acres

A parcel of grassland and watercress beds let on an AHA tenancy with five residential properties, four of which are vacant.

1 to 5 Hollow Oak Cottages

No 1 and 2 Hollow Oak cottages are a pair of semi-detached, listed, thatched cottages situated in an enviable position overlooking the valley and water cress beds. The cottages each have 3 bedrooms, a kitchen, bathroom and living room with garden to the front and side of the property. No 1 is sublet AST tenancy and No 2 is vacant. Both the cottages are in need of modernising.



1 HOLLOW OAK COTTAGE

Approximate Gross Internal Area:

Total 85.9 sq m ~ 925 sq ft

Including Limited Use Area (3.5 sq m / 38 sq ft)

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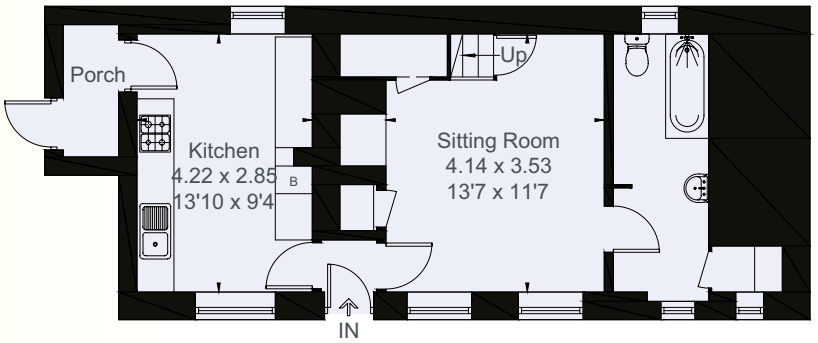
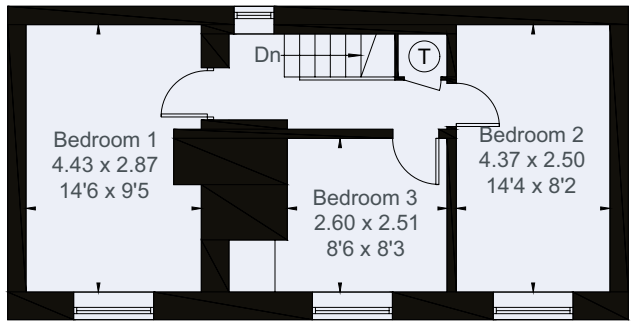


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Identification Purposes Only.

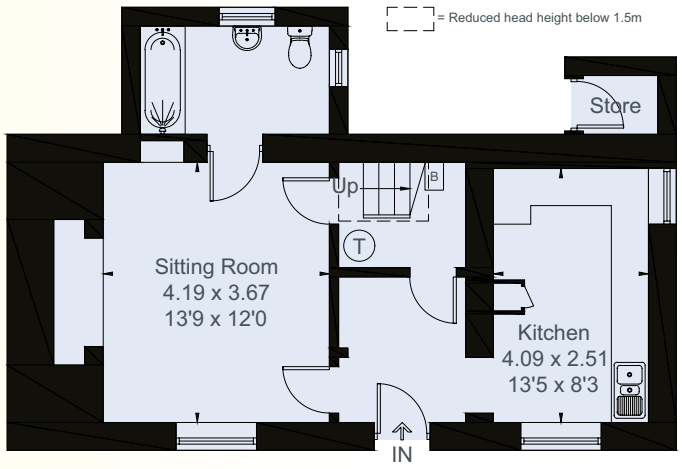
2 HOLLOW OAK COTTAGE

Approximate Gross Internal Area:

Total 91.5 sq m ~ 984 sq ft (Including Store)

Including Limited Use Area 7.5 sq m / 81 sq ft)

= Reduced head height below 1.5m



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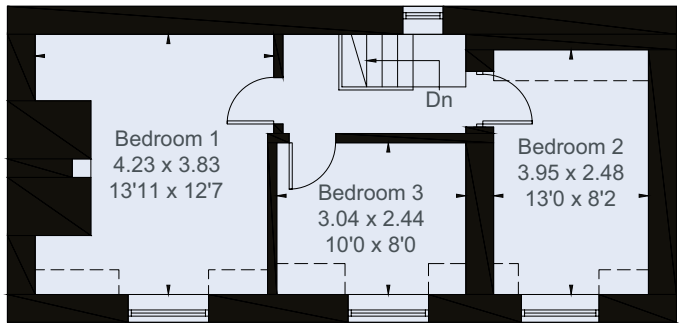


FIRST FLOOR

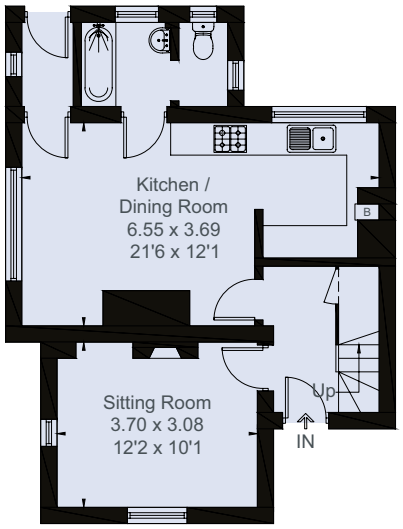
Not to Scale.
For Identification Purposes Only.

3 HOLLOW OAK COTTAGE

Approximate Gross Internal Area:

Total 90.4 sq m ~ 972 sq ft (Excluding Void)

Including Limited Use Area (6.6 sq m / 70 sq ft) Including Eaves Storage



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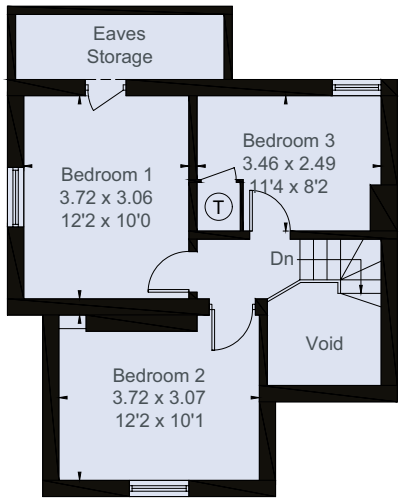


FIRST FLOOR

No 3 and No 4 Hollow Cottages are a pair of red brick Victorian semi-detached cottages, constructed of brick under a clay tile roof. Each cottage has 3 bedrooms and 2 reception rooms. The cottages are currently vacant and in need of modernising.

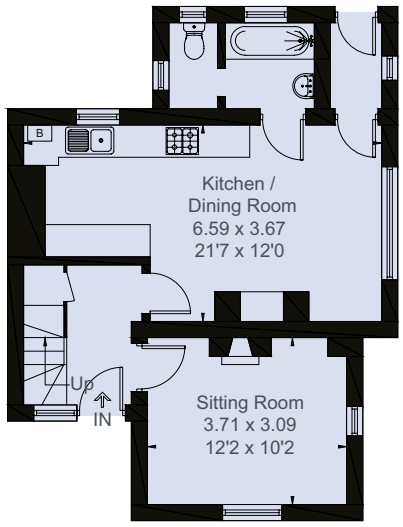
5 Hollow Oak Cottage is a large, red brick house which was formerly a pair of semi-detached cottages that have been converted into a single dwelling. The ground floor comprises a good sized kitchen, dining room and south facing sun room and on the first floor, there are 3 bedrooms and 2 bathrooms. The house is vacant and in need of modernising.

4 HOLLOW OAK COTTAGE

Approximate Gross Internal Area:

Total 91.8 sq m ~ 988 sq ft

Including Limited Use Area (6.2 sq m / 66 sq ft)



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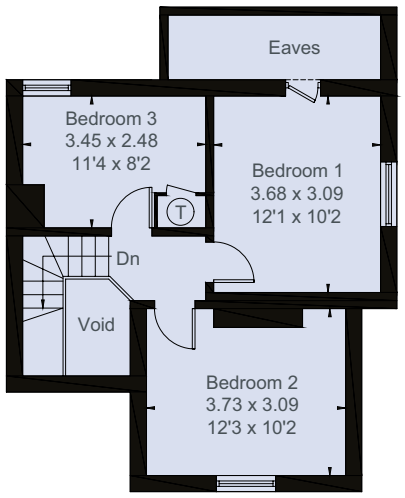

FIRST FLOOR

5 HOLLOW OAK COTTAGE

Approximate Gross Internal Area:

Total 161.9 sq m ~ 1,742 sq ft (Including Eaves)

Including Limited Use Area (11.6 sq m / 125 sq ft)

= Reduced head height below 1.5m

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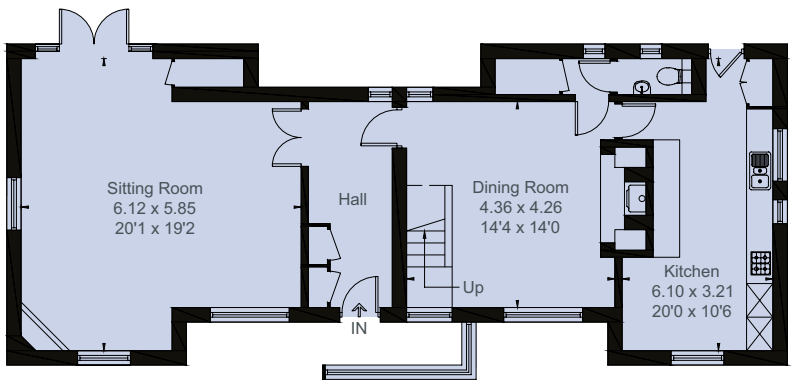

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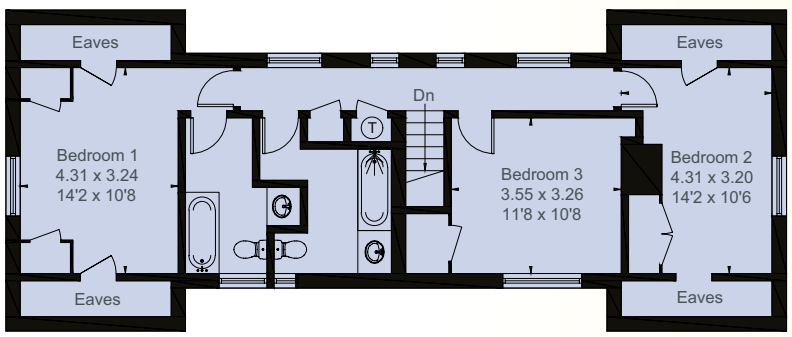


FIRST FLOOR

The Water Cress Beds

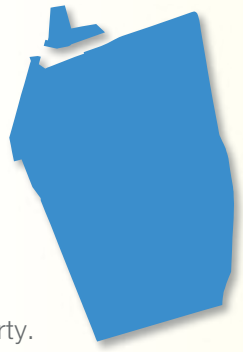
The Water Cress beds are run in a commercial capacity by Vitacress Ltd. The beds are constructed of concrete and set within the flow of the Bere Chalk Stream. There is a modern barn providing storage for machinery and stores. The remainder of the land in the Lot is made up of low lying pasture land adjoining the Bere stream that runs alongside the water cress beds. The fishing rights are to be retained by the vendor.

Lot 1c

DODDINGS FARMHOUSE, COTTAGE, LAND AND BUILDINGS

About 8.86 acres

A 4 bedroom, two storey, red brick farmhouse together with a cottage and old mill which is in need of complete refurbishment. There is a range of traditional farm buildings suitable for either agriculture or alternative uses subject to planning. There is also a small parcel of grazing land let co-terminus with the farmhouse.



Doddings Farmhouse

Doddings Farmhouse is a significant, detached country house situated within a traditional courtyard of buildings with the Bere Stream valley bordering the west of the property.

The ground floor includes a back porch, larder, utility room, traditional farmhouse kitchen with French doors that lead out to a covered stone terrace overlooking the rear garden, a study, drawing room, open plan sitting/dining room and W.C. On the first floor there are 4 bedrooms, 2 of which have en-suite

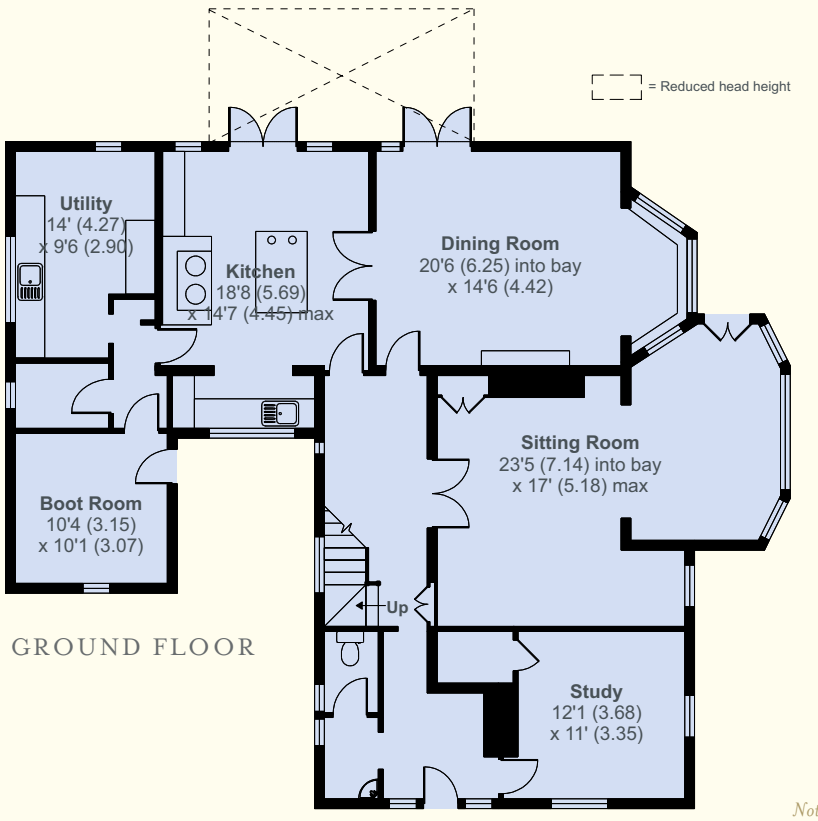
bathrooms, a family bathroom, a separate shower, W.C and a dressing room.

There is a mature garden to the rear of the property that adjoins the Bere Stream and footbridge to the west. To the east is a detached red brick garage with a pair of stables. The Farmhouse, stables and store is let on an AST.

DODDINGS FARMHOUSE

Approximate Gross Internal Area:

Total 291.2 sq m ~ 3,135 sq ft (Excludes restricted head height)



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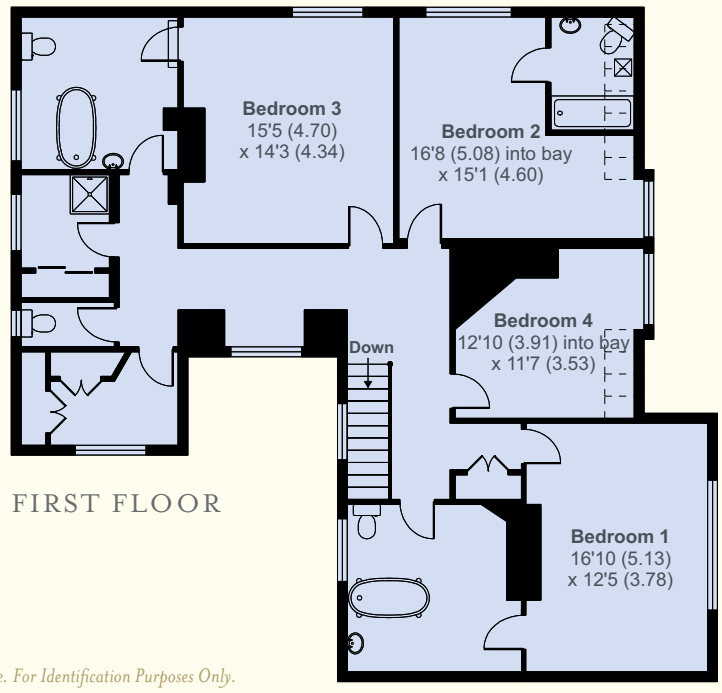

FIRST FLOOR

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120 DODDINGS COTTAGE

Approximate Gross Internal Area:

Total **109.6 sq m ~ 1,180 sq ft**

Including Limited Use Area (1.7 sq m / 18 sq ft)

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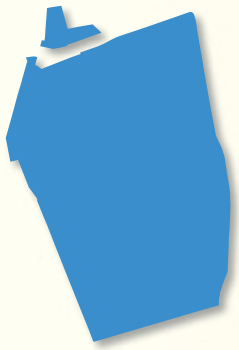

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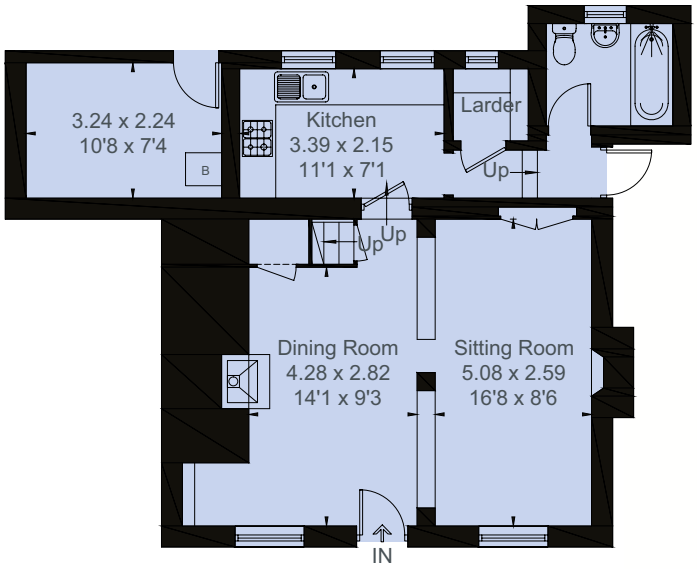

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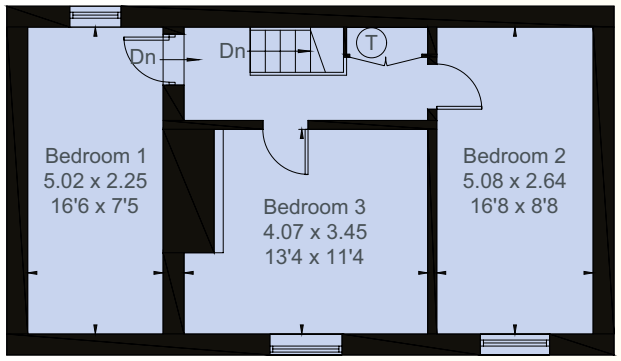
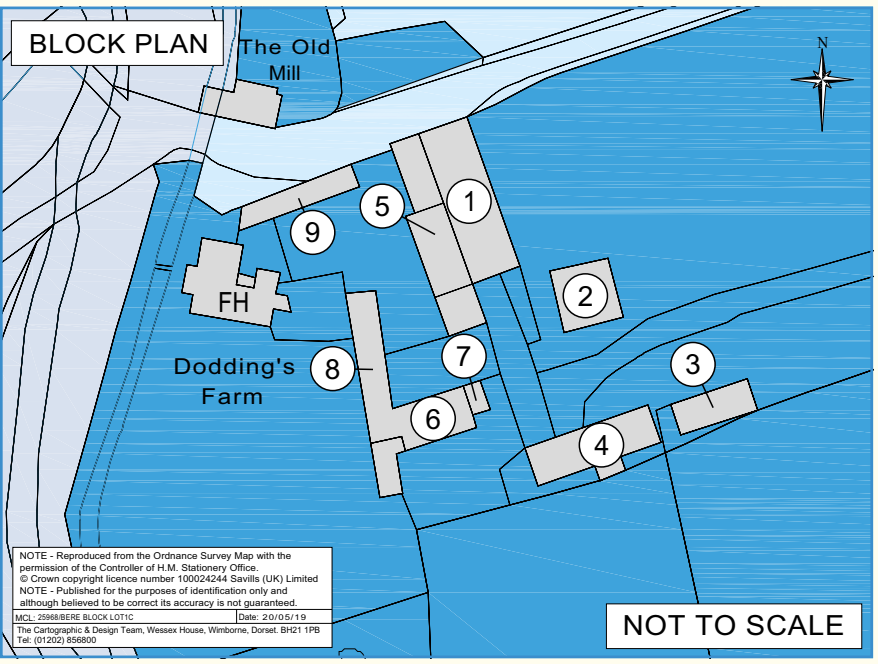


FIRST FLOOR

The Old Mill and 120 Doddings Cottage

Opposite the farmhouse are a pair of red brick, semi-detached cottages known as The Old Mill and 120 Doddings Cottage. The Old Mill is the western half of the property which is currently unoccupied and is in need of substantial repair and improvement.

120 Doddings is made up of an open plan reception room, kitchen, bathroom and 3 bedrooms with a private garden to the rear. The property is in need of modernisation and it is let on an AST to Vitacress Ltd but sub-let with landlords consent.



Doddings Farm Buildings

The farm buildings include a range of modern and traditional buildings forming a courtyard as well as a further range of modern and traditional buildings to the south. The buildings are currently used for the storage of machinery as well as general agriculture although do offer potential for development, subject to the necessary planning consents.

No on plan	Building	Description of Building	Area (m^2)
1	Hay Barn	Timber portal frame, part brick walls to east, slate roof	289.44
2	Aircraft Hangar	Steel portal frame, profile sheet cladding and roof	134.22
3	Dutch Barn	Steel frame, profile sheet cladding and roof	100.96
4	Workshops	Steel portal frame, profile sheet cladding and roof	201.62
5	Tithe Barn	Brick and block, pitched slate roof	262.85
6	Barn/Store	Comprising brick barn with pitched profile roof and block single storey building with pitched slate roof	323.83
7	Pumphouse	Brick pitched tile roof housing pump for borehole providing water supply	19.79
8	Barn/Store/ General purpose building	Comprising brick barn with pitched profile roof and block single storey building with pitched slate roof. Attached single storey block constructed building on the west used for work space and storage. Further Timber framed building attached to the south with corrugated sheet roof.	19.76
9	Garage/stable block	Brick constructed building previously used for stabling and garage space. Pitched pantile roof	100.4

Lot 1d

JENKINS FARMHOUSE AND BARN

About 11.16 acres

An attractive detached house which was re-built in 1907 and has been recently renovated together with a parcel of land let on a grazing licence.

Jenkins Farmhouse is a detached farmhouse situated in an enviable position with fine views looking across the Piddle Valley. The red brick house has accommodation set over two floors with a single storey new build kitchen extension to the west end. The property has 4 bedrooms and a living room, study, kitchen with open plan dining space and is set in mature gardens. The farmhouse is adjoined by about 10 acres of grazing paddocks.

JENKINS FARMHOUSE

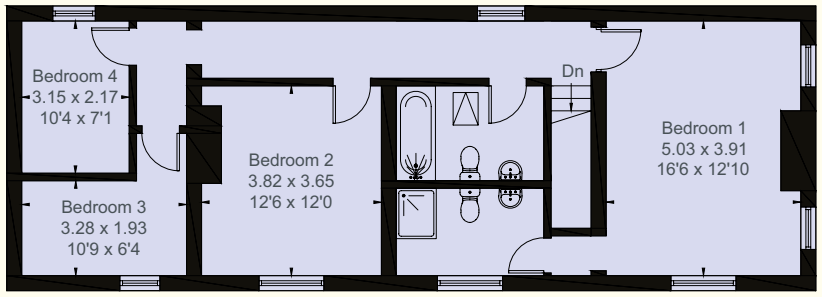
Approximate Gross Internal Area:

Total **194.6 sq m ~ 2,095 sq ft**

Including Limited Use Area (3 sq m / 32 sq ft)

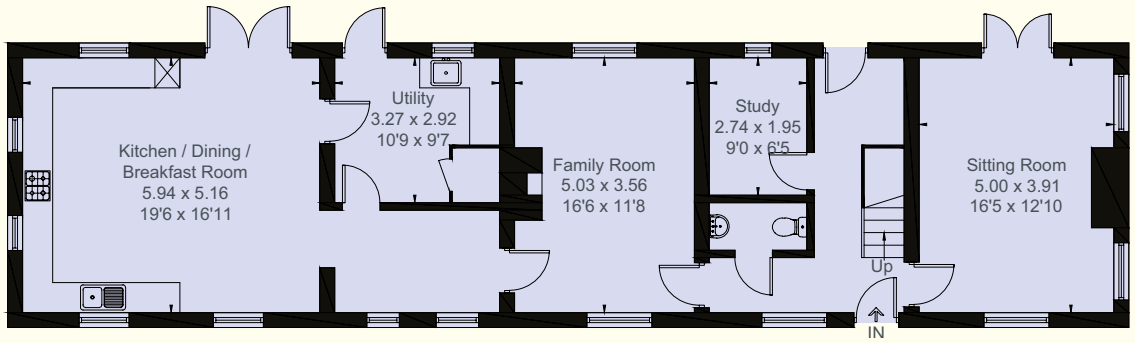
= Reduced head height below 1.5m

FIRST FLOOR



Jenkins Farm Barn

A detached brick barn with a pitched slate roof, cart doors to the west side and a single storey brick lean-to at either end. The barn is currently used for garden storage and as an animal shelter. There is a W.C at the rear of the barn.



GROUND FLOOR

Not to Scale. For Identification Purposes Only.

Lot 1e

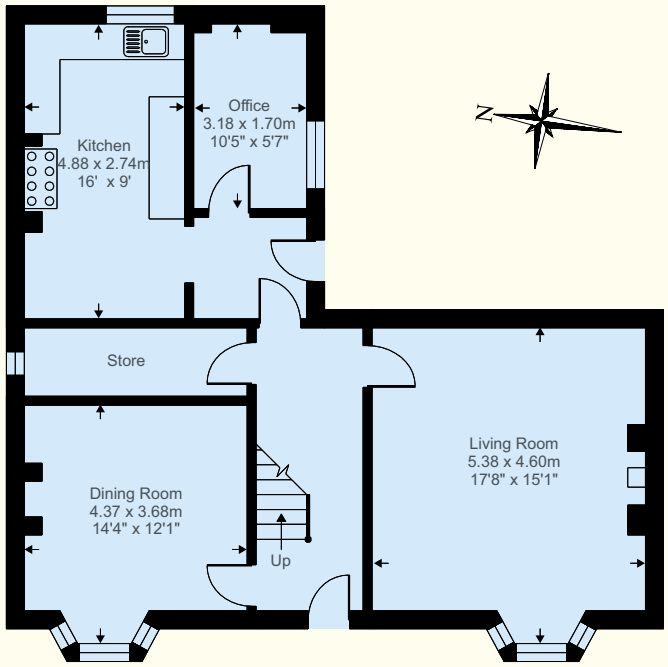
RYE HILL FARM, COMMERCIAL LEASE AND LAND AT MISTOVER KNAPP

About 130.35 acres

A productive farm with farm buildings (let on an annual FBT) including a farm shop (let on a commercial lease) and farmhouse let on an AST all to the same tenant. To the east of the farmstead is land with development potential which has been entered into the SHLAA process and is subject to an overage clause.

Rye Hill Farmhouse

Rye Hill Farmhouse is an attractive detached farmhouse constructed of red brick under a slate roof. There are 2 receptions rooms and a good sized kitchen. On the first floor, there are 3 bedrooms and a family bathroom with loft space to convert (subject to planning). The farmhouse has a large garden and is situated in an elevated position with views across the valley.



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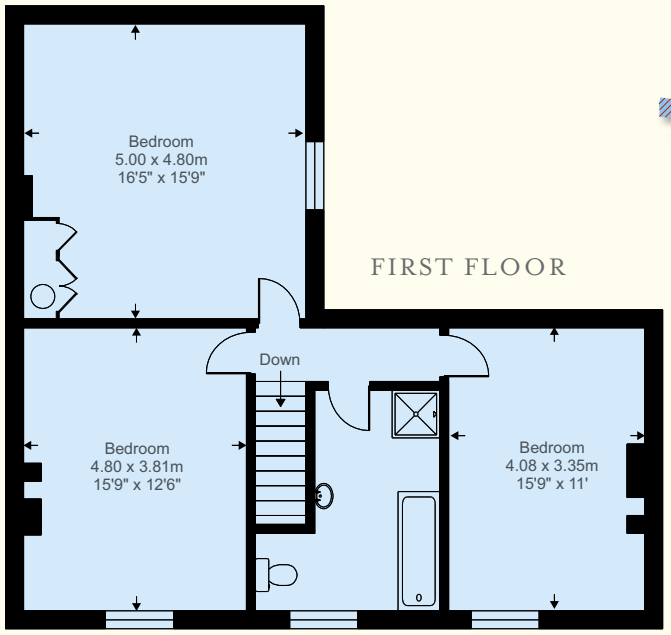

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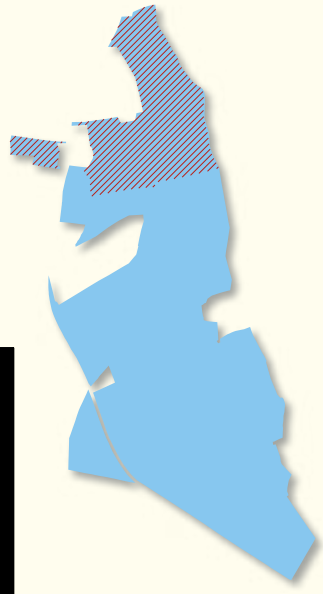


Not to Scale. For Identification Purposes Only.

RYE HILL FARMHOUSE

Approximate Gross Internal Area:

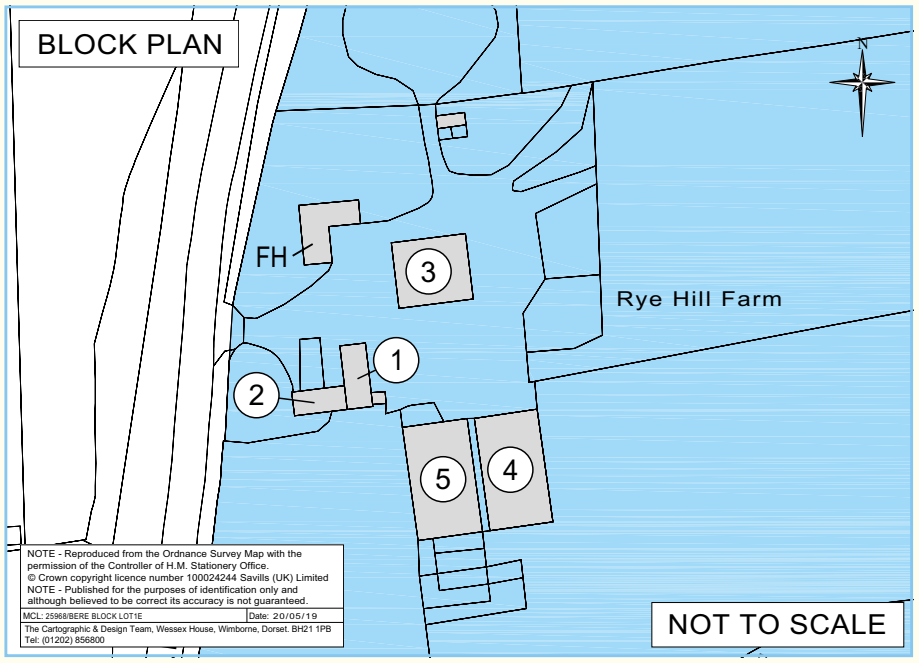
Total 153.7 sq m ~ 1,655 sq ft

Rye Hill Farm Buildings and Land

The farm buildings at Rye Hill Farm could be suited to a variety of farming enterprises. An original traditional barn has been converted into an established farm shop and café. The remaining buildings include the following:

No on plan	Building	Description of Building	Area (m^2)
1	Farm Shop	Brick construction under a slate roof. Two storey.	74.80
2	Adjoining Building	Open fronted cart shed. Part brick, part timber construction under a slate roof.	52.40
3	Hay Barn	Open steel portal frame building under a fibre cement roof.	203.70
4	Livestock Barn	Steel portal frame with fibre cement roof. Open fronted with timber cladding.	298.00
5	General Purpose Building	Steel portal frame cubical shed with timber cladding.	307.80

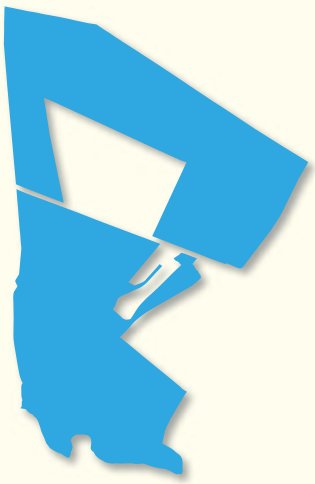
The land at Rye Hill Farm is made up of gently undulating pastureland with mature hedgerows and high in natural diversity. The land is mainly free draining and comprises a sandy loam soil texture over chalk and is suitable for arable and grassland. It is currently used as pasture land for grazing. There is a garden licence on a small area of the land in favour of a neighbouring property.



Lot 1f

A PARCEL OF ARABLE AND PASTURE LAND AND AMENITY LAND

About 64.25 acres

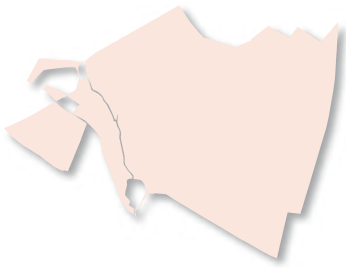


A parcel of bare land let on an FBT until September 2023 together with a second FTB of bare land let until 29th September 2021. The land is made up of a mixture of arable and pasture land with excellent access from the public highway. The fishing rights onto the River Piddle, adjoining the southern boundary, are not included in the sale. There is a small area of land alongside Donkey Lane which is let on an annual agreement to a neighbour which is used as ancillary garden land.

Lot 2

LAND - A PORTFOLIO OF AGRICULTURAL INVESTMENTS, SOME WITH DEVELOPMENT POTENTIAL, MAINLY ON LONG TERM TENANCIES

About 786.56 acres



Lot 2a

BERE HEATH FARM AND FORESTRY

About 497.96 acres

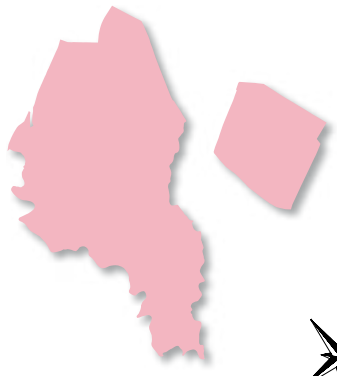
A parcel of bare land suitable for livestock grazing and arable farming let on a long term FBT (until 28th February 2038) together with a significant parcel of mixed coniferous and broadleaf woodland, known as Bere Heath and Phillols Heath. The forest is let to the Forestry Commission on a long lease until 2073. The Forestry Commission manage the land for commercial timber production, conservation and recreation.

Lot 2b

LOWER STOCKLEY FARMHOUSE, COTTAGE AND FARM

About 129.35 acres

An equipped livestock farm with farmhouse, modern and traditional farm buildings let on an AHA tenancy together with a newly renovated cottage let separately under an AST.



Lower Stockley Farmhouse

The detached Grade II Listed farmhouse is situated south west of the farmstead and is accessed from the private farm drive. The property is constructed of red brick under a clay tiled roof, has a single storey lean-to to the west end and a small lean-to to the rear. The accommodation is set over two floors and includes a utility room, kitchen, dining room, sitting room and farm office. On the first floor are 5 bedrooms, a family bathroom with a shower, W.C and basin. There is a large garden at the rear with mature trees.

LOWER STOCKLEY FARMHOUSE

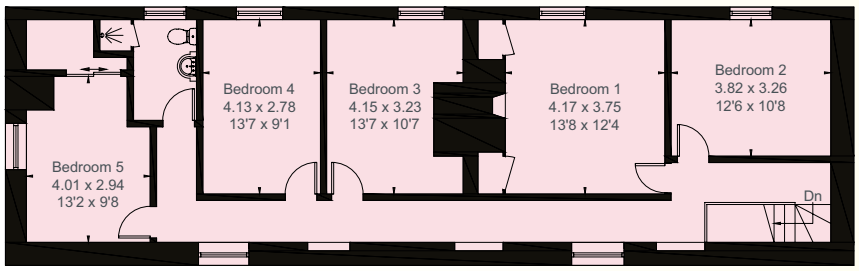
Approximate Gross Internal Area:

Storage 18.1 sq m ~ 195 sq ft

Total 254.4 sq m ~ 2,738 sq ft

Including Limited Use Area (4.1 sq m / 44 sq ft)

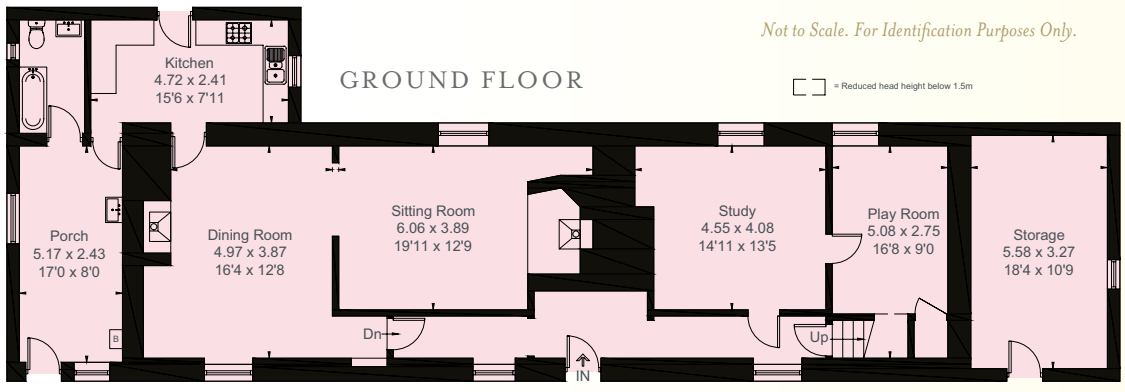
FIRST FLOOR



Not to Scale. For Identification Purposes Only.

GROUND FLOOR

= Reduced head height below 1.5m

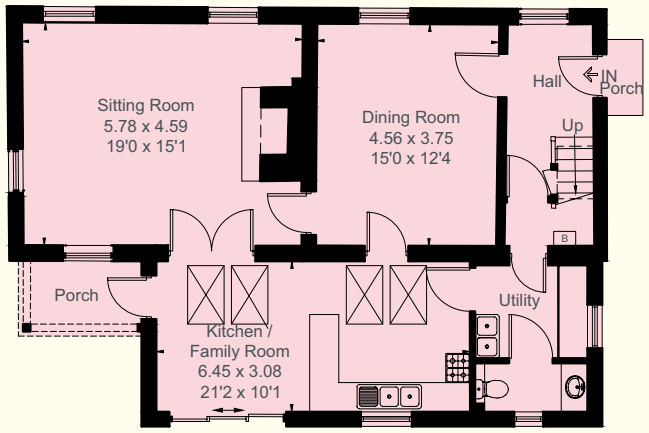


LOWER STOCKLEY COTTAGE

Approximate Gross Internal Area:

Total 138.7 sq m ~ 1,493 sq ft

Not to Scale. For Identification Purposes Only.



GROUND FLOOR

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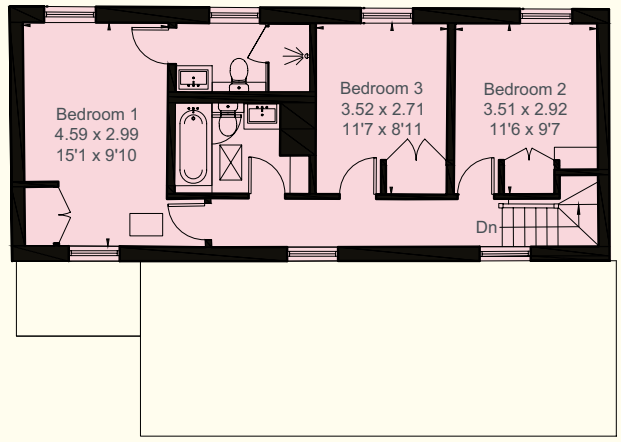


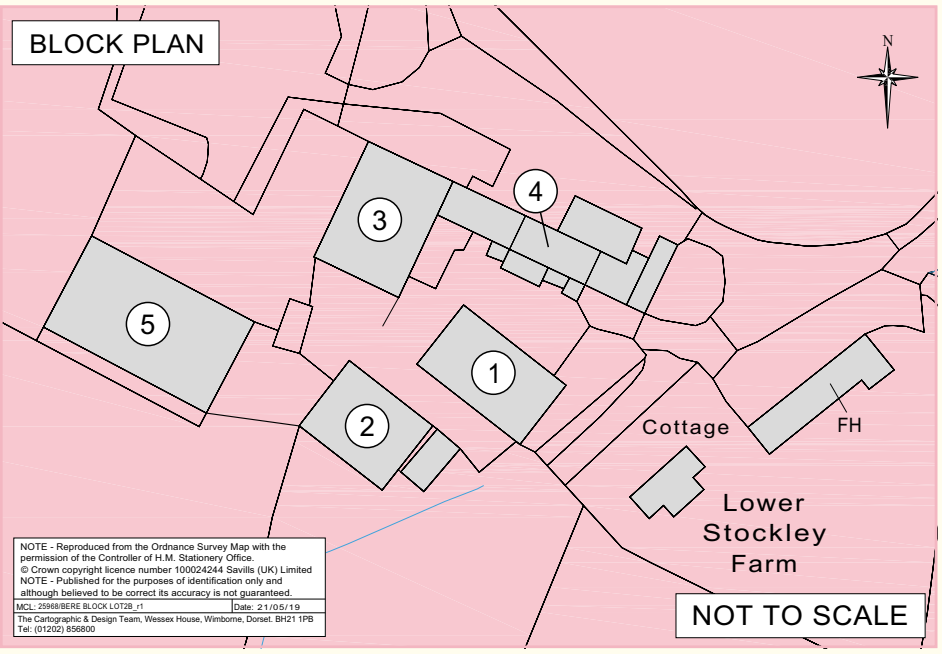
Lower Stockley Cottage

This detached cottage is positioned adjacent to the farmhouse and is separately let under an AST. The cottage has been recently renovated throughout and includes a modern kitchen, utility room, two reception rooms, three bedrooms, one with an en-suite bathroom, and a separate family bathroom.

Lower Stockley Farm Buildings and Land

The buildings at Lower Stockley Farm are well suited to running a livestock enterprise with a range of modern steel frame buildings for livestock housing and fodder stores. There is a significant traditional brick barn which has development potential subject to planning.

No on plan	Building	Description of Building	Area (m^2)
1	Livestock Barn	Steel portal frame with fibre cement roof and cladding with concrete floor.	302.60
2	Livestock Barn	Steel portal frame, fibre cement roof with timber cladding. Concrete floor.	267.00
3	Silage Barns	Steel portal frame. Fibre cement roof, part board part timber cladding. Concrete floor.	369.70
4	Former Dairy Buildings + Workshops	Combination of steel and brick construction with cement fibre roof. Lean-to's off either side utilised as machinery storage and stabling.	440.50
5	Livestock Building (tenants)	Steel portal framed building with fibre cement roofing. Part timber, part board cladding. Open fronted.	585.50



Land

The land at Lower Stockley Farm is mostly grassland and is relatively level. The land is light, free draining and divided by mature hedgerows.

Lot 2c

PHILLIOLS FARM

About 150.30 acres

An equipped livestock farm let on an AHA with 3 residential properties and a selection of modern and traditional farm buildings with potential to develop, subject to planning.

Phillols Farmhouse

A detached farmhouse with a large garden at the rear and a private drive from the public road. The farmhouse is Victorian and constructed of red brick under a tile roof. On the ground floor, there are two receptions rooms, a kitchen, larder and office. On the first floor, there are three double bedrooms, all south facing, and a family bathroom.

147 and 148 Phillols Farm Cottages

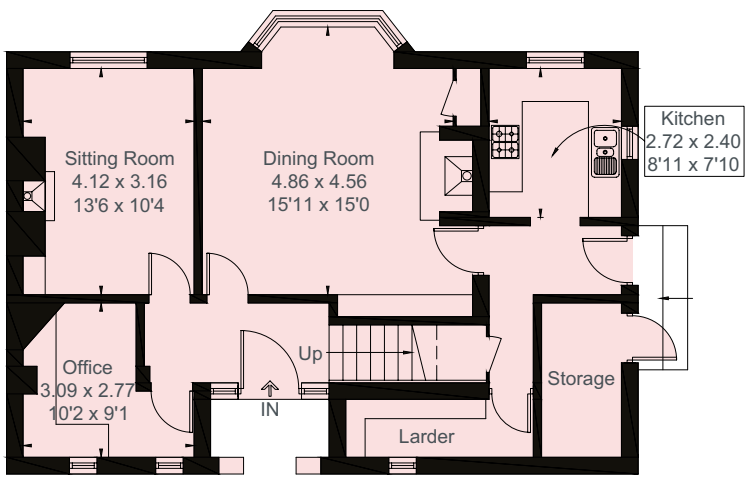
A pair of red brick semi-detached cottages opposite the Phillols farm buildings. These cottages each have 3 bedrooms and 2 reception rooms with significant gardens to the side and rear of the properties. Number 147 is sublet on an AST with landlords consent.

PHILLIOLS FARMHOUSE

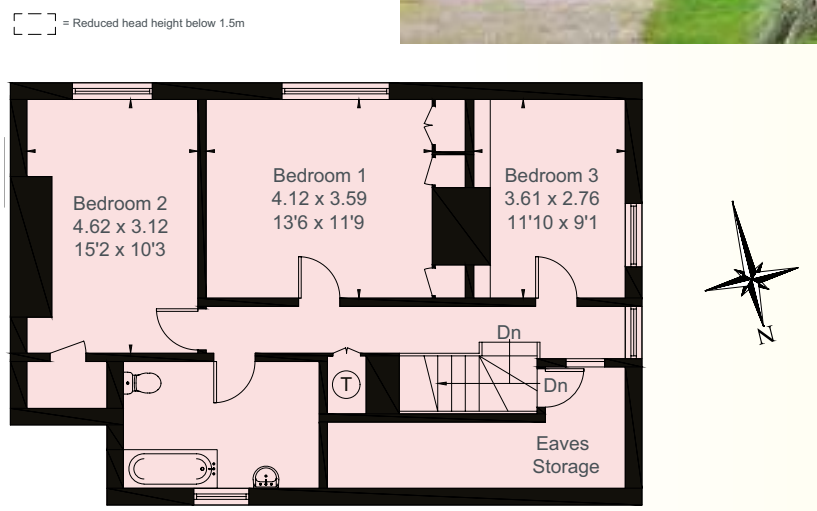
Approximate Gross Internal Area:

Total 139.6 sq m ~ 1502 sq ft (Excluding Eaves Storage)

Including Limited Use Area (1.9 sq m / 20 sq ft)



GROUND FLOOR



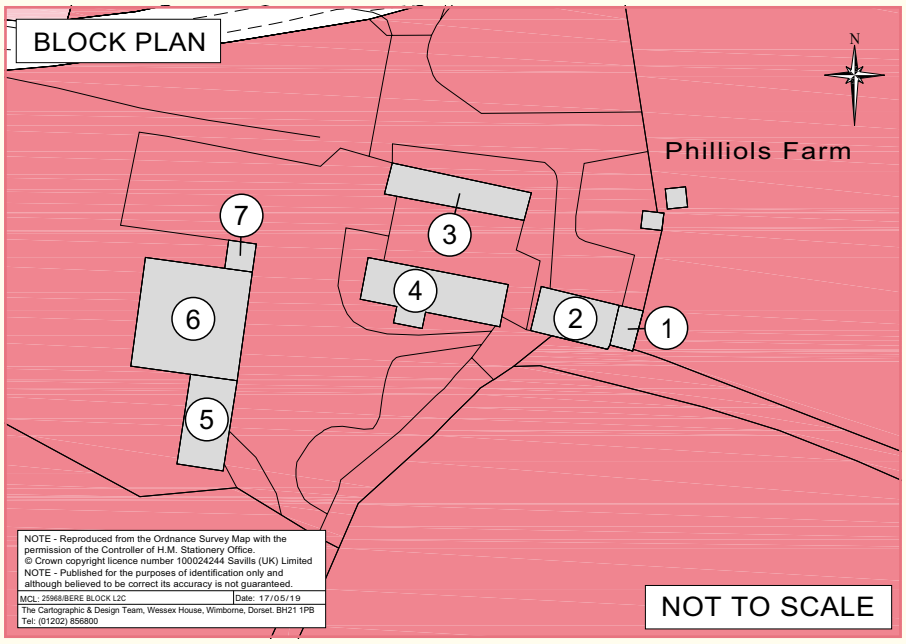
FIRST FLOOR

Not to Scale. For Identification Purposes Only.

Phillols Farm Buildings and Land

A range of modern buildings with two red brick traditional barns with development potential subject to planning. One of the barns is Grade II listed and under a pantile roof. The other barn is red brick under a corrugated sheet roof.

No on plan	Building	Description of Building	Area (m^2)
1	Granary	Grade II listed, two storey building. Brick construction with tiled roof.	31.20
2	Machinery Store	Steel framed, three bay barn with profile sheet roof and concrete floor.	115.00
3	Former Dairy	Grade II listed traditional barn constructed of brick under a clay tiled roof in good condition.	135.40
4	1748 Barn	Grade II listed traditional stone barn. Brick construction under profile sheet roof.	207.60
5	Livestock Building	Steel portal frame with fibre cement roof and cladding.	134.50
6	Livestock Building	Steel portal frame with steel profile sheet roofing and cladding.	372.60
7	Bull Pen	Steel framed with corrugated sheet roofing with cladding.	25.00



Land

A ring fenced farm with relatively level ground. The soil is mainly freely draining and has a sandy loam texture. The land is divided by mature hedgerows

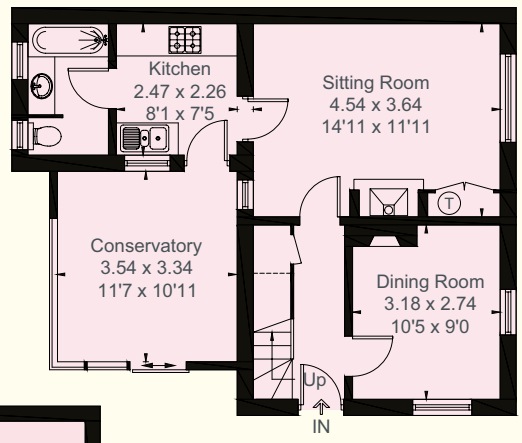
147 Phillols Cottage

Approximate Gross Internal Area:

Total 88.8 sq m ~ 956 sq ft

Including Limited Use Area (0.8 sq m / 9 sq ft)

GROUND FLOOR



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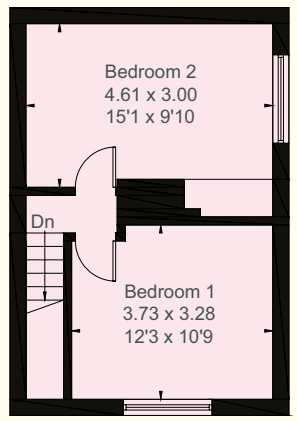


148 Phillols Cottage

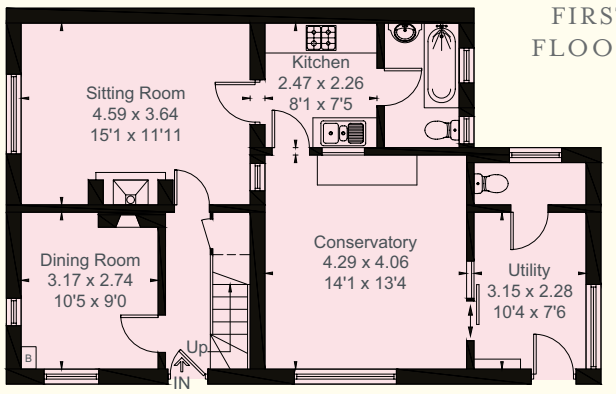
Approximate Gross Internal Area:

Total 104.8 sq m ~ 1,124 sq ft

Including Limited Use Area (1.8 sq m / 19 sq ft)

= Reduced head height below 1.5m

GROUND FLOOR



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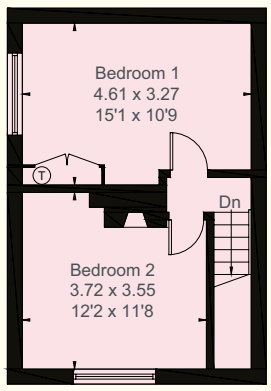


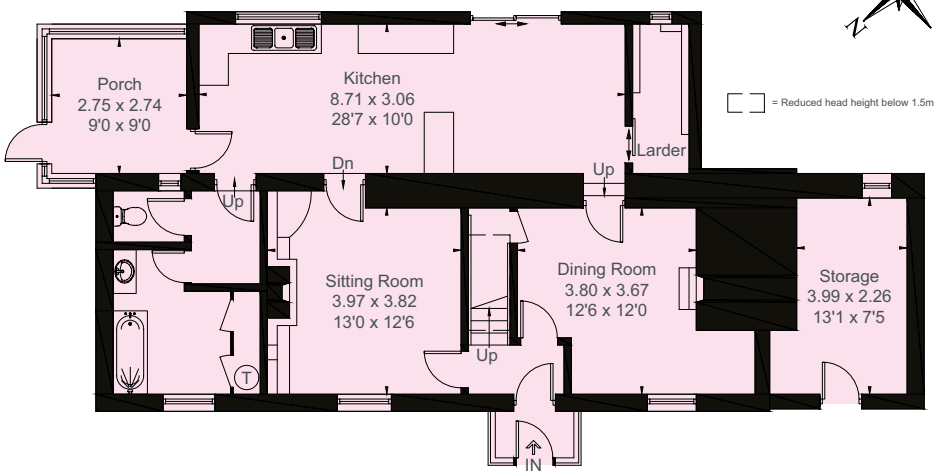
Lot 2d

BERE HEATH FARMHOUSE AND LAND

About 8.95 acres

A farmhouse in need of renovation, range of agricultural buildings and land. The farmstead has significant development potential (subject to the relevant planning consents).

GROUND FLOOR



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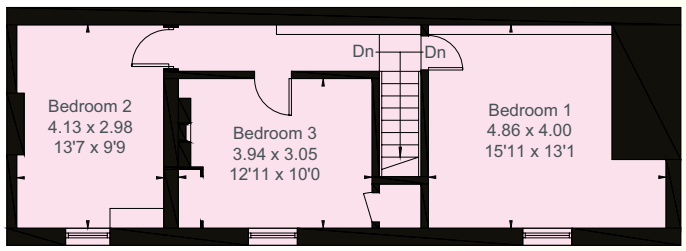


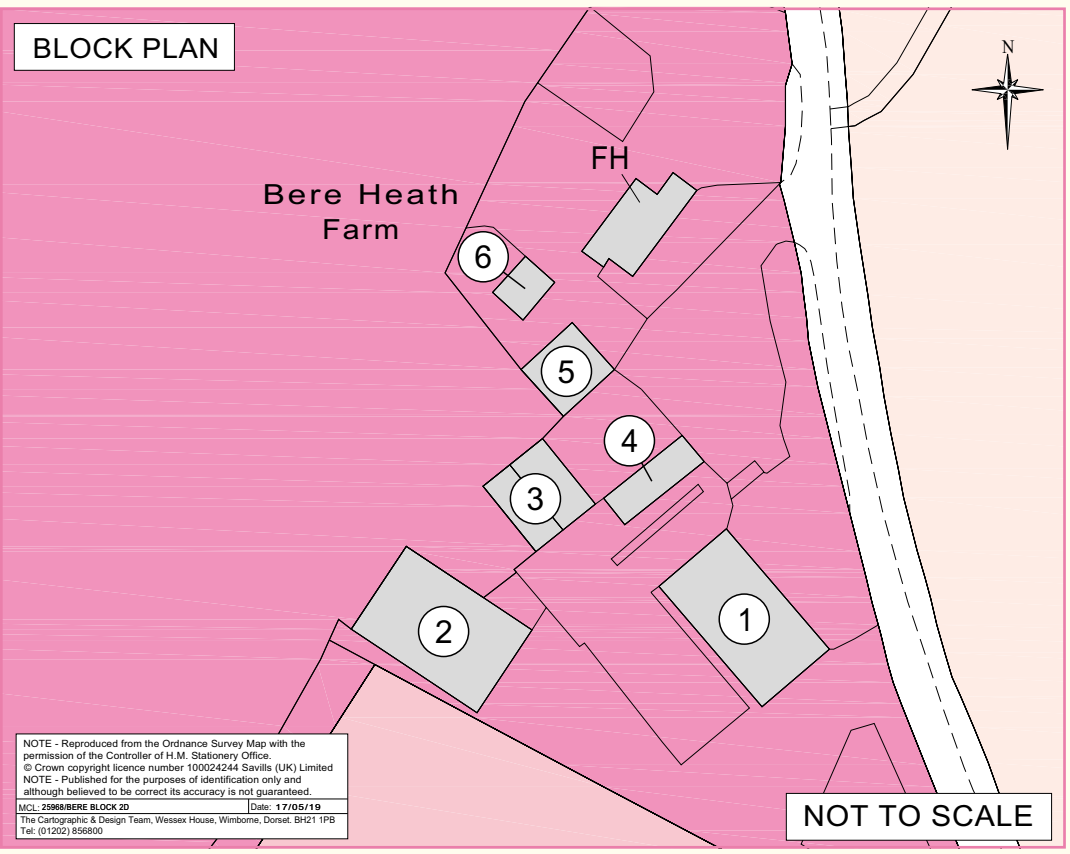
BERE HEATH FARMHOUSE

Approximate Gross Internal Area:

Total **155.0 sq m ~ 1,668 sq ft** (Excluding Shed)

Including Limited Use Area (2.3 sq m / 25 sq ft)

Not to Scale. For Identification Purposes Only.



Bere Heath Farmhouse

A detached, red brick farmhouse under a tile roof in need of modernisation. The farmhouse offers the potential to extend (subject to planning) to create a superb family home. The current accommodation is spread over two floors with the ground floor comprising an open plan kitchen/dining area, two reception rooms and a bathroom with separate WC. On the first floor, there are three double bedrooms, all of which are south easterly facing with far reaching views.

To the rear of the farmhouse is a large garden which enjoys unspoilt views over the surrounding countryside.

Farm Buildings and Land

Bere Heath Farm has been run as a dairy unit and offers a range of farm buildings situated to the south of the farmhouse. The buildings could be utilised for a wide range of purposes and offer the potential for development (subject to planning). The buildings comprise the following;

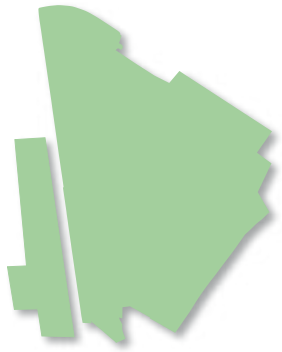
No on plan	Building	Description of Building	Area (m^2)
1	Former Cubicles	Single storey wooden framed buildings with corrugated sheet roofing and concrete flooring.	321.40
2	General Purpose Building	Steel portal frame with fibre cement roof and timber cladding. Hard core flooring used for the housing of livestock and fodder storage.	343.30
3	Store/Barn	Block construction with fibre cement roof. Lean-to to the south of the building.	146.70
4	Former Dairy	Combination of brick and block construction. Pitched fibre cement roof.	78.60
5	Stables/Loose Boxes	Open fronted, general store. Block construction with steel profile roof. Lean to on northern side.	100.20
6	Garage	Timber frame with fibre cement roof and a combination of concrete and timber cladding.	45.00

Lot 3

LEISURE PROPERTIES AND HEATH LAND

DORSET GLIDING CLUB, LONGTHORNS HOLIDAY PARK, AND GRANTS FARMHOUSE.

About 237.39 acres



Situated south of Puddletown Road and lying to the east of Tout Hill Road is a mixed investment of commercial properties including an active gliding club, a holiday park for caravans, camping and a wedding venue with an attractive farmhouse let separately on an AST. There is a significant area of heath land known as Stoke Heath which is situated between the gliding club and Grants Farmhouse.

Gliding Club

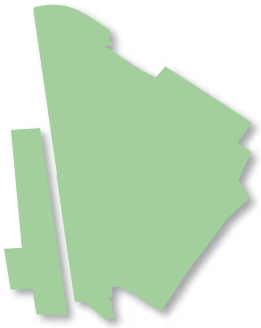
A parcel of bare land with road frontage access, which has been leased to a private gliding club. The tenant has invested in a gliding clubhouse and hanger which is used on a regular basis. The level grassland includes a significant private airstrip running north to south.

Longthorns Campsite and Holiday Park

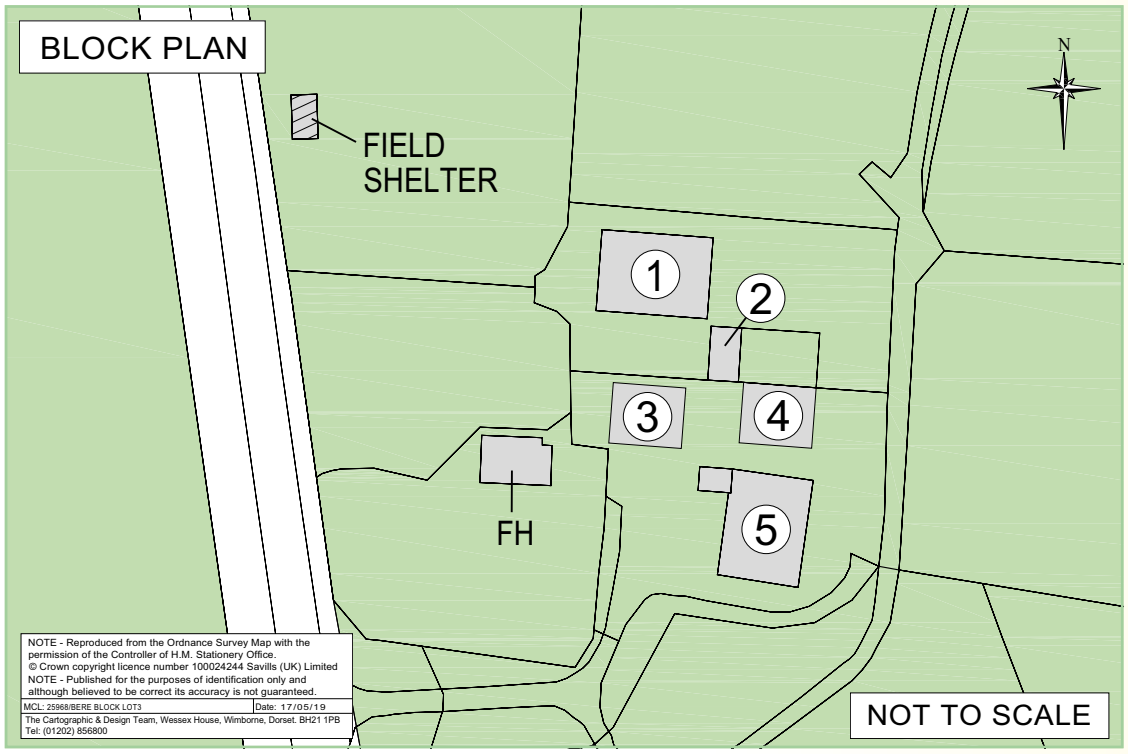
Longthorns is a small farm located off Tout Hill Road. The farm has been established since 1978 as a popular holiday and camping park which offers an array of camping over 68 pitches, including basic camping, caravan and motorhome pitches, tipis, shepherd huts and eco-pods. On site facilities include showers, W.Cs, washing up basins, fridge and freezer facilities. There is also a kitchen within the building which is used for catering options.

The leisure site is also used as a wedding venue and the old dairy parlour has been converted into a licenced bar and function area, that has a marquee erected at the rear of the building.

The farm tenant grazes a pack of alpacas on the paddocks in front of the farmhouse. The land is suited to pasture land and arable and the soil is slightly acidic with a loamy texture.

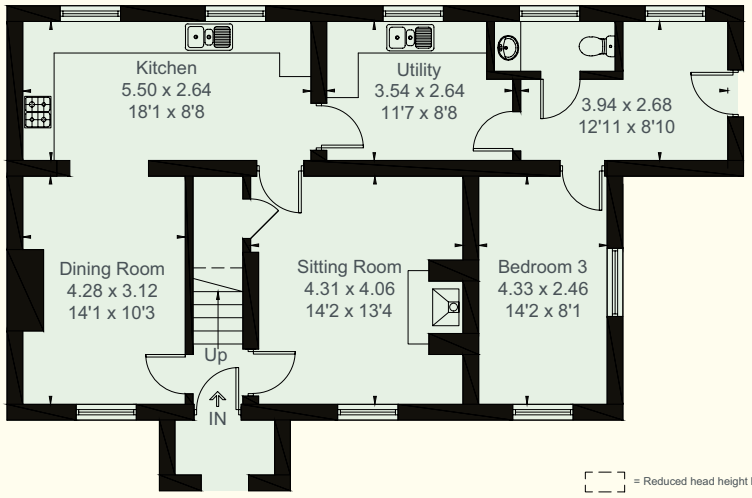


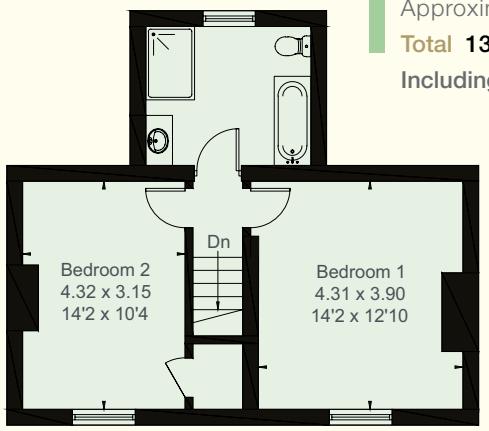
There are several buildings that have been erected around the farmhouse which make up the accommodation for the campsite and holiday park. These include;



No on plan	Building	Description of Building	Area (m^2)
1	Ablution Block	A modern steel portal frame building with recycled construction boarding walls, which houses a WC and shower block, boiler room, reception/small shop, kitchen and office area.	246.00
2	Dairy Parlour	A newly renovated brick and slate barn which has been converted into a teaching barn, currently used as a pop up bar in the evenings and a social space for campers. It is also used in conjunction with a marquee erected at the rear of the parlour. There is an attractive stone terrace in front of the parlour which is used for outdoor seating in summer months.	45.00
3	Workshop	A modern steel portal frame building with roller shutter door, fibre cement roof and galvanised steel cladding, 2 x 2 bays and currently used for workshop and storage space.	120.00
4	Workshop	Identical to No 3.	120.00
5	Hay Barn	A concrete frame barn with timber pole lean-to and a pitched profile metal roof.	259.00

GROUND FLOOR





FIRST FLOOR

LONGTHORNS FARMHOUSE

Approximate Gross Internal Area:

Total **133.5 sq m ~ 1,437 sq ft**

Including Limited Use Area (0.7 sq m / 7 sq ft)

Not to Scale.
For Identification Purposes Only.

Longthorns Farmhouse

Located on the entrance to the holiday park and campsite, is the Victorian farmhouse constructed of red brick under a slate roof and set over two floors. The farmhouse has recently been refurbished throughout. The accommodation comprises of 3 bedrooms, one currently used as a study and 2 reception rooms and is surrounded by a large garden.

Grants Farmhouse

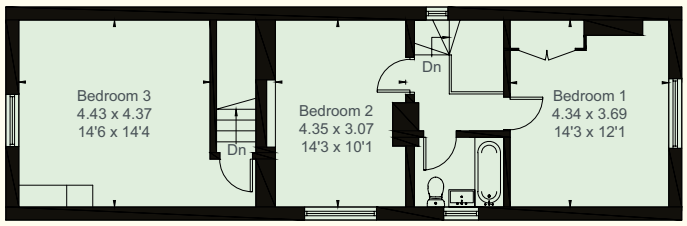
Grants farmhouse is formerly two cottages which have been converted into a single dwelling over one and a half storeys. The property is located within a private and secluded location at the end of a private drive off Puddletown Road. The Vendor will reserve a right of access along this track for all purposes in order to access retained land to the South.

GRANTS FARMHOUSE

Approximate Gross Internal Area:

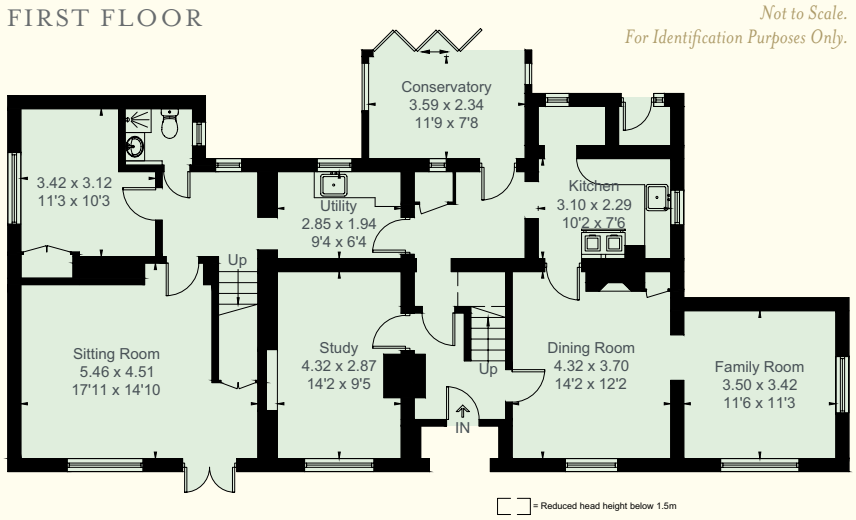
Total **194.4 sq m ~ 2,092 sq ft**

Including Limited Use Area (1.3 sq m / 14 sq ft)



FIRST FLOOR

Not to Scale.
For Identification Purposes Only.



GROUND FLOOR

The farmhouse is constructed of red brick under a slate roof with a single storey lean-to on the north side and has a large garden which extends to just under 1 acre. The accommodation includes 4 bedrooms and 2 reception rooms.

There are a range of outbuildings used for storage with potential to develop (subject to planning consent).

Land

Approximately 17.4 acres of grassland to the north, east, south and south west of Grants Farmhouse is let out on a grazing licence. Stoke Heathland, which extends to approximately 75 acres, is managed in hand and is included in the Higher Level Stewardship agreement. The Heath land is located within a Site of Special Scientific Interest.

ADDITIONAL INFORMATION AND SALE CONDITIONS

Method of Sale

The Estate is available for sale by private treaty as a whole and in lots as described. A 10% deposit will be required upon exchange of contracts.

Designations and Listings

There is a scheduled monument located at Court Farm.

Part of Court Farm and the allotments are within Bere Regis Conservation Area.

No 1 and 2 Court Farm Cottages, Lower Stockley Farmhouse, Barn at Philliols Farm 150 M South West of the house, Granary at Philliols Farm, 50 metres south west of the farm, No 1 and No 2 Hollow Oak Cottages are all Grade II Listed.

Data Room

An online data room is available which includes a significant amount of information in relation to Title, Searches, Replies to Enquiries, Tenancies and General Estate Information (asbestos reports, electrical testing, tree surveys, rights of way, etc.) in order to allow full due diligence to be undertaken.

Tenure and Possession

The freehold of the estate is subject to the tenancies and occupancies at the time of sale as outlined in the table below. Further information is available in the data room.

Lot	Property	Tenure	Term Date
1A	Court Farm	FBT	28/09/2020
	No 1 Court Farm Cottage	Rent Act 1977	N/A
	No 2 Court Farm Cottage	AST	Periodic
	Garden Allotments	Annual Licences	Periodic
1B	The Watercress Beds (inc' 1-5 Hollow Oak Cottages)	AHA	N/A
1C	Doddings Farmhouse Buildings and Land	AST, CLT Licence	30/06/2020
	Doddings Farm Buildings	FBT	Periodic
	The Mill Cottage	Vacant Possession	Vacant
	120 Doddings Cottage	AHA	Sublet on AST
1D	Jenkins Farmhouse	AST	Periodic
	Jenkins Farmhouse Grazing	Annual Licence	Periodic
1E	Rye Hill Farm House	AST	Periodic
	Rye Hill Farm Shop	Landlord and Tenant Act 1954 (Contracted out)	
	Rye Hill Farm buildings and land	FBT	Periodic
1F	Bare Land	FBT	28/09/2023
	Bare Land	FBT	28/09/2021
	Garden Licence	Annual Licence	Periodic
2A	Bare Land	FBT	28/02/2038
	Forestry	Long Lease	23/06/2073
2B	Lower Stockley Farm (inc Lower Stockley Farmhouse)	AHA	N/A
	Lower Stockley Farm Cottage	AST	25/03/2020
2C	Philliols Farm (including Philliols Farmhouse and 147 and 148 Cottages)	AHA	N/A
2D	Bere Heath Farmhouse	Vacant	N/A
	Bere Heath Buildings	FBT	31/12/2019
3	Longthorns Holiday Park and Campsite	Landlord and Tenant Act 1954 (Contracted out)	24/08/2037
	Dorset Gliding Club	Landlord and Tenant Act 1954 (Contracted out)	20/11/2019
	Grants Farmhouse	AST	Periodic
	Grants Farm Land	Annual Grazing Licence	Periodic

Services and Other Information

Lot	Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
1A	1 Court Farm	Mains	Mains	Private	Solid fuel	C	N/A
	2 Court Farm	Mains	Mains	Private	Oil	D	N/A
	Farm Buildings	Mains and private borehole	Mains		N/a	N/A	N/A
1B	The Old Mill	N/A	N/A	N/A	N/A	N/A	N/A
	1 Hollow Oak	Private	Mains	Private	Oil	D	N/A
	2 Hollow Oak	Private	Mains	Private	Oil	D	N/A
	3 Hollow Oak	Private	Mains	Private	Oil	C	F
	4 Hollow Oak	Private	Mains	Private	Oil	C	E
	5 Hollow Oak	Private	Mains	Private	Oil	F	F
	The Cress Beds		Mains				N/A
1C	Doddings Farmhouse	Private	Mains	Private	Oil	G	E
	Doddings Farm Buildings	Private	Mains		N/A	N/A	N/A
	120 Doddings	Private	Mains	Private	Oil	C	
1D	Jenkins Farmhouse	Mains	Mains	Private	Oil	F	E
1E	Rye Hill Farmhouse	Mains	Mains	Private	Electric	F	E
	Rye Hill Farm Shop	Mains	Mains	Private	Electric		
	Rye Hill Farm Buildings	Mains	Mains				N/A
2B	Lower Stockley Farmhouse	Mains	Mains	Private	Oil	F	N/A
	Lower Stockley Farm Cottage	Mains	Mains	Private	Oil	E	E
	Farm Buildings	Mains	Mains				N/A
2C	Philliols Farmhouse	Mains	Mains	Private	Solid fuel	E	F
	Philliols Farm Cottage 147	Mains	Mains	Private	Solid fuel	C	E
	Philliols Farm Cottage 148	Mains	Mains	Private	Solid fuel	C	E
	Farm Buildings	Mains	Mains				N/A
2D	Bere Heath Farmhouse	Mains	Mains	Private	Electric	F	G
	Farm Buildings	Mains	Mains				N/A
3	Longthorns Campsite	Mains	Mains	Private	LPG	D	E
	Longthorns Farmhouse	Mains	Mains	Private		D	E
	The Gliding Club	Mains	Generator	Private			N/A
	Grants Farmhouse	Mains	Mains	Private	Oil	F	F

Environmental Stewardship and Basic Payment Scheme (BPS)

Where BPS is claimed, the entitlements will be included in the sale and transferred on a pro rata basis. In most cases, the farming tenants will claim the BPS on an annual basis. Further information is available in the data room.

There is an in hand Higher Level Stewardship Scheme which a buyer will be required to take on. The scheme runs until the 28/02/2022. Please speak to selling agents for further information.

Rights and Reservations

When the estate is sold there will be various rights and reservations granted to buyers of individual lots to deal with matters such as access and services.

Overage and Restrictive Covenants

The land hatched black on the sale plan will be subject to an overage clause for a period of 50 years. This will allow a party nominated by the vendor to benefit from 30% of any uplift in value associated with residential development. Further details can be obtained from the selling agent.

There will be a restrictive covenant on the land within Lot 3. This covenant will benefit retained land to the north of Lot 3 which is being retained by the vendor. The restrictive covenant will restrict future uses. Further details are available from the selling agent.

Water Supplies

There are several water supplies on the estate and buyers are encouraged to make themselves aware of the water supplies affecting each Lot. Please refer to the services table, or contact the selling agent, for further information.

Minerals, Sporting Rights and Timber

All mineral rights, sporting rights and standing timber so far as they are owned are included in the sale. The vendor, or Vendors nominee, will retain the fishing rights and 3m either side of the bank along the river hatched blue on the sale plan. The vendor, or vendors nominee, will retain parking and access rights which are to be agreed.

The stalking rights and shooting rights across the estate are let on various agreements. Please contact the selling agents for further information.

Easements, Wayleaves and Rights of Way

The Estate is sold subject to and with the benefit of all existing rights of way whether public or private, including drainage, water, electricity supplies and other rights, covenants, restrictions and obligations and wayleaves whether referred to or not.

VAT

A significant area of the estate has been opted to Tax which means that VAT may be payable on the purchase price. Further details can be obtained from the selling agents. Depending on the circumstances, it is recommended that professional advice is sort in this regard by any buyer.

Any guide prices quoted or discussed are exclusive of VAT.

Employees / TUPE

There is no TUPE applicable.

Tenant Right

Where applicable at the date of completion of the vacant possession land the purchaser shall in addition to the purchase price be required to take over and pay for those items of tenant right including enhancement on all crops from the date of sowing to completion. Further information is available from the agents.

Tenants Fixtures and Fittings

There are several areas of the estate where tenants have erected buildings with landlords consent. Please speak to the selling agents for a detailed breakdown of what buildings are landlord owned versus tenant owned.

Local Authority

Dorset County Council

Solicitors

Farrer and Co
66 Lincoln's Inn Fields,
London, WC2A 3LH
Phone: 020 3375 7000

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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Brochure dated: May 2019.

Photographs taken: May 2019.

Ref: 190521AW.

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DORCHESTER
Charminster
Puddletown
Piddlehinton
Tolpuddle
Bere Regis
Wareham
Lytchett Minster
Upton
POOLE
BOURNEMOUTH
Broadstone
Ferndown
Wimborne Minster
Sturminster Marshall
Corfe Mullen
Lytchett Matravers
Lytchett Heath
Arne
Stoborough
Sandbanks
Studland
Swanage
Ballard Point
The Foreland or Handfast Point
South West Coast Path
England Coast Path
POOLE to
Cherbourg
5 hrs
POOLE to
Guernsey
3 hrs
Jersey
4 hrs
St Malo
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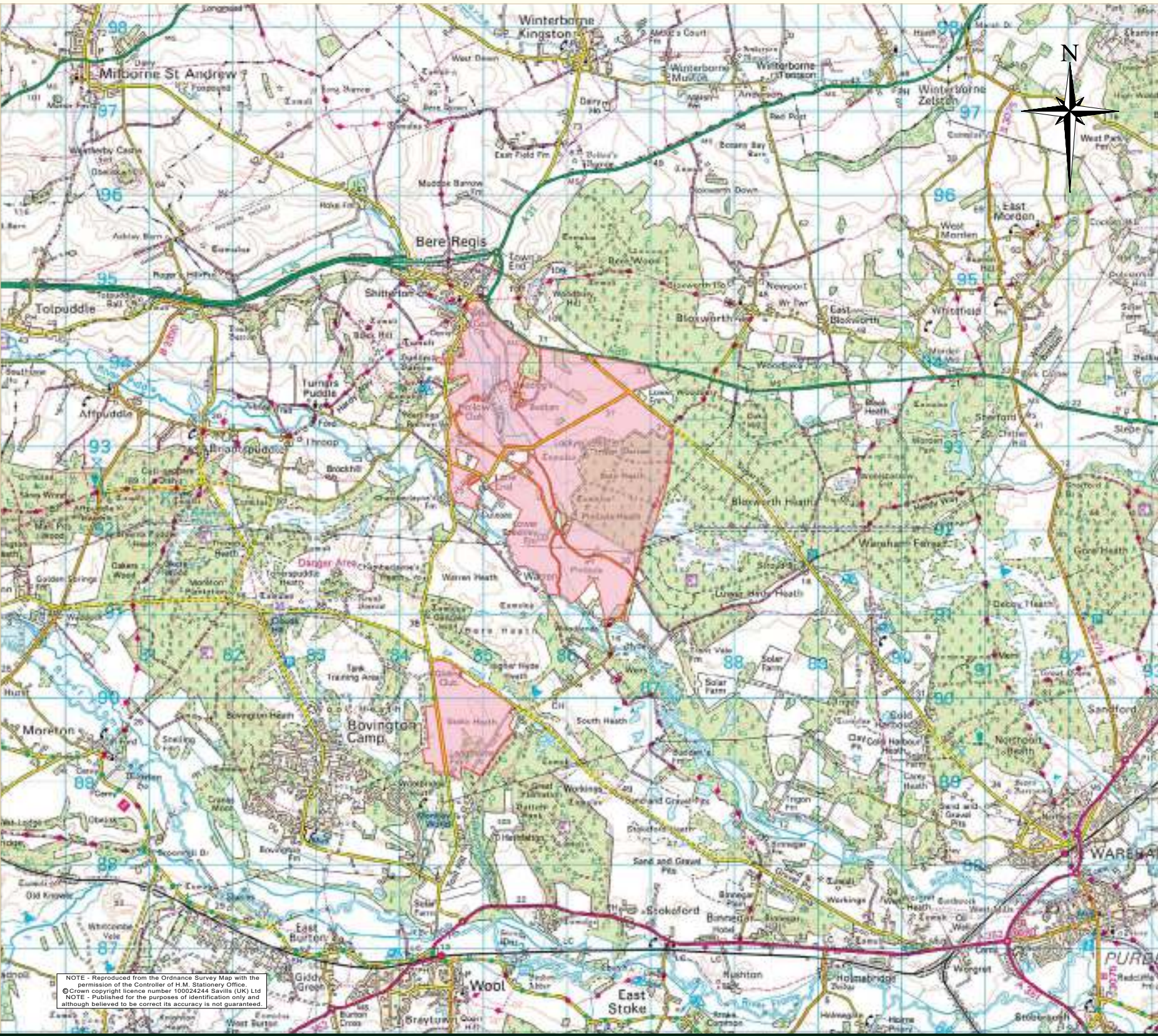
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Winterborne Kingston
Milborne St Andrew
Bere Regis
Tolpuddle
Affpuddle
Briantspuddle
Shitterton
Blaxworth
Blaxworth Heath
Bovington Camp
Moreton
Wool
East Stoke
Stoke
Stoborough
East Morden
West Morden
Sandford
Danger Area
Tank Training Area
Solar Farm
Sand and Gravel Pits
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