

BERRY WOOD BARN AND LAND

Donhead St. Mary, Shaftesbury, Dorset, SP7 9DH



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A rare opportunity to convert a former agricultural building into a residential dwelling with 54 acres in an AONB

Shaftesbury – 4 miles, Tisbury – 5 miles (London Waterloo in 1 hour 50 minutes) Salisbury – 17 miles
Bournemouth – 29 miles
(All distances and times are approximate)

Significant barn with planning consent to convert in to a detached dwelling • Planning reference 19/01108/FUL
Edge of village location • Far-reaching views towards Old Wardour Castle • Highway access to all lots

**In all about 54 acres (21 hectares)
Available as a whole or in three lots**

Description

Berry Wood Barn and adjoining land occupies an elevated position on the edge of Donhead St Mary with panoramic views across open countryside.

A rare opportunity has arisen to convert a 2,770 sq. ft. barn into a detached residential dwelling that overlooks its own land. Originally an agricultural building, Berry Wood Barn was converted in 2004 to provide secure storage and the work included installing double glazed windows, central heating, kitchen and bathrooms and fully insulating the structure to a domestic standard.

Planning consent has now been granted to convert the barn to provide a substantial family home in a highly sought after area.





CGI for illustrative purposes only, materials subject to planning



Situation

Berry Wood Barn and land are located on the edge of Donhead St Mary, a rural village situated on the Western border of the Cranborne Chase Area of Outstanding Natural Beauty. Neighbouring villages offer local amenities such as shops, pubs, primary schools, butchers and churches and further afield Shaftesbury, Gillingham, Blandford Forum and Salisbury provide a more extensive range of schools, supermarkets, restaurants and recreational facilities.

Donhead St Mary is extremely well positioned for communication links. The A303 is located approximately 10 miles to the north providing access to London and the West Country, the A30 is approximately 2 miles to the south providing access to Shaftesbury and Salisbury and the A350 is approximately 3 miles west providing access into Blandford Forum and the south coast. Tisbury is situated approximately 5 miles to the north east and offers a range of shops including a delicatessen and fishmongers plus a train station with regular direct trains into London Waterloo within 2 hours.

There are a variety of schools in the area both state and private. Popular primary/prep schools in the local villages include Semley, Wardour, Motcombe, Port Regis and Sandroyd. Secondary schools include Shaftesbury and Gillingham, St Mary's Shaftesbury, Bryanston, Sherborne and Canford while there are many state and independent secondary schools in Salisbury as well as the Grammar Schools.

Lot 1 Berry Wood Barn with Paddock Land

About 2 acres (0.8 ha)

Berry Wood Barn is a 2,770 sq. ft. barn which has been granted full planning consent to be converted into a residential dwelling. The planning reference number is 19/01108/FUL on the Wiltshire Council website where further details and drawings can be found.

The accommodation is arranged on one level around a large, open-plan kitchen/dining/living room. The contemporary style will incorporate triple aspect French Windows opening in all directions making the most of the natural light as well as the far reaching countryside views. The layout has been designed to provide 4 large bedrooms but there is scope for the purchaser to change the internal arrangements to suit their own requirements.

The barn has already been installed with a kitchen, bathroom and services which include a private oil supply, private drainage and mains electricity. A long gravel drive sweeps around the existing building providing ample parking and turning space with the option to add garaging (subject to consent) if required. There is a large open Agricultural Barn but this has to be demolished in order to comply with the planning. There is a further outbuilding that can be retained to provide garden storage.

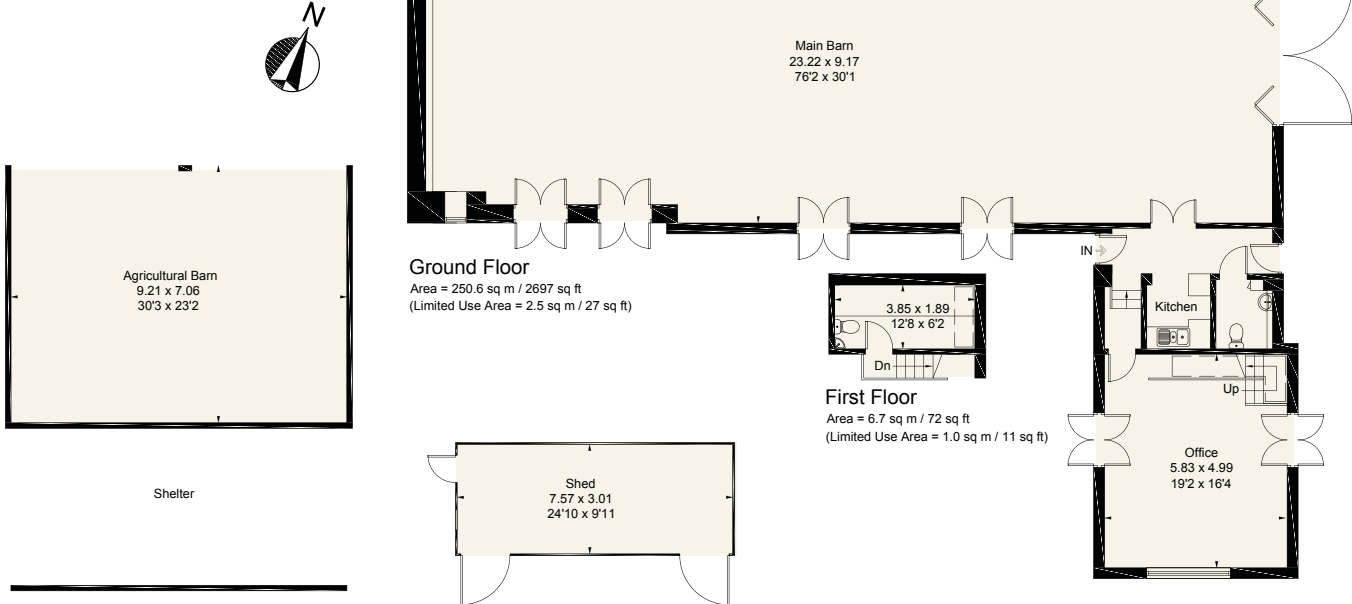
Adjoining the barn is approximately two acres of permeant pasture land which has potential to be landscaped into a garden area. Further land is available with Lot 1 under separate negotiation.

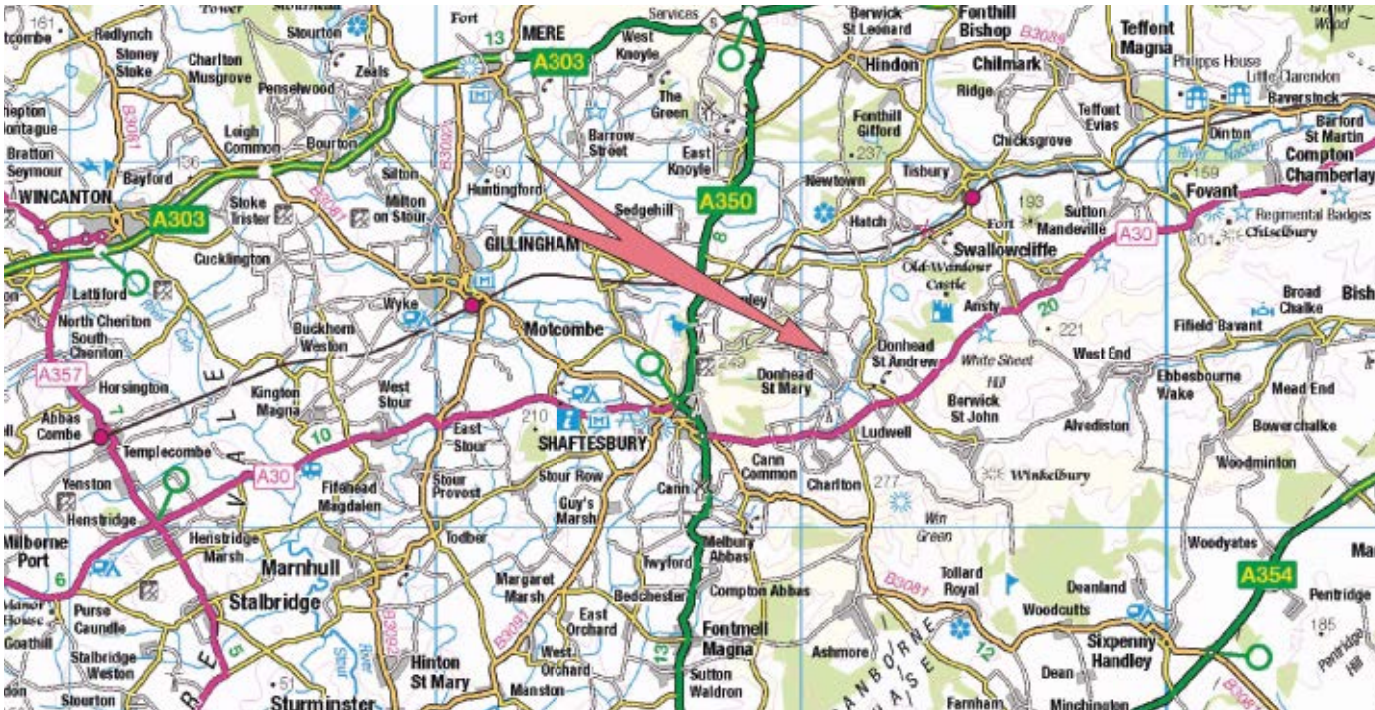
Lot 2 – Parcel of Attractive Pastureland

About 31.38 acres (12.7 ha)

Lot 2 is made up of about 31 acres which has been subdivided into separate paddocks by mature hedgerows and post and wire fencing. The land is attractive permanent pasture with undulating topography and far reaching views over the Cranborne Chase towards Old Wardour Castle. There is road access off Berrywood Lane which lies on the western boundary of Lot 2 and each field benefits from gated entrances interlinking each paddock and allowing easy movement of livestock and vehicles. The river Nadder runs adjacent to the northern border providing an additional water source and peaceful atmosphere.

Approximate Area
Main Barn = 257.3 sq m / 2770 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)
Agricultural Barn = 64.8 sq m / 698 sq ft
Shed = 22.7 sq m / 244 sq ft
Total = 344.8 sq m / 3712 sq ft
For identification only. Not to scale.





Lot 3 – Productive Grassland

About 21.05 acres (8.5ha)

Lot 3 is situated between Berry Wood Lane and Britmore Lane and is made up of approximately 21 acres of undulating pasture land. There is gated, highway access into the land from Berry Wood Lane via the south eastern corner and also off Britmore Lane on the western boundary. Like lot 2, the land has been subdivided by hedgerows and is bordered with post and wire fencing around the perimeter. All the land is serviced with mains water and troughs have been installed in every field.

General Remarks

Services

The barn is serviced with mains water and electricity, private drainage and oil fired central heating. The land is serviced with mains water.

Employees

There are no employees.

Sporting, Mineral & Timber Rights

All sporting, mineral and timber rights are included in the sale as far as they are owned.

Local Authority

Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN, Tel: 0300 456 0100.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property, or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be paid for in addition to the purchase price.

Tenure and Possession

The barn and land are sold with vacant possession

Basic Payment Scheme

No Basic Payment Entitlements are included in the sale.

Environmental Schemes

There are no environmental schemes on the land.

Designations

Berry Wood Barn and land are situated in an Area of Outstanding Natural Beauty and within a Nitrate Vulnerable Zone.

Fixtures and Fittings

The kitchen, water troughs and gates are included within the sale. White goods are excluded from the sale.

Easements, Wayleaves and Rights of Way

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

Health and Safety

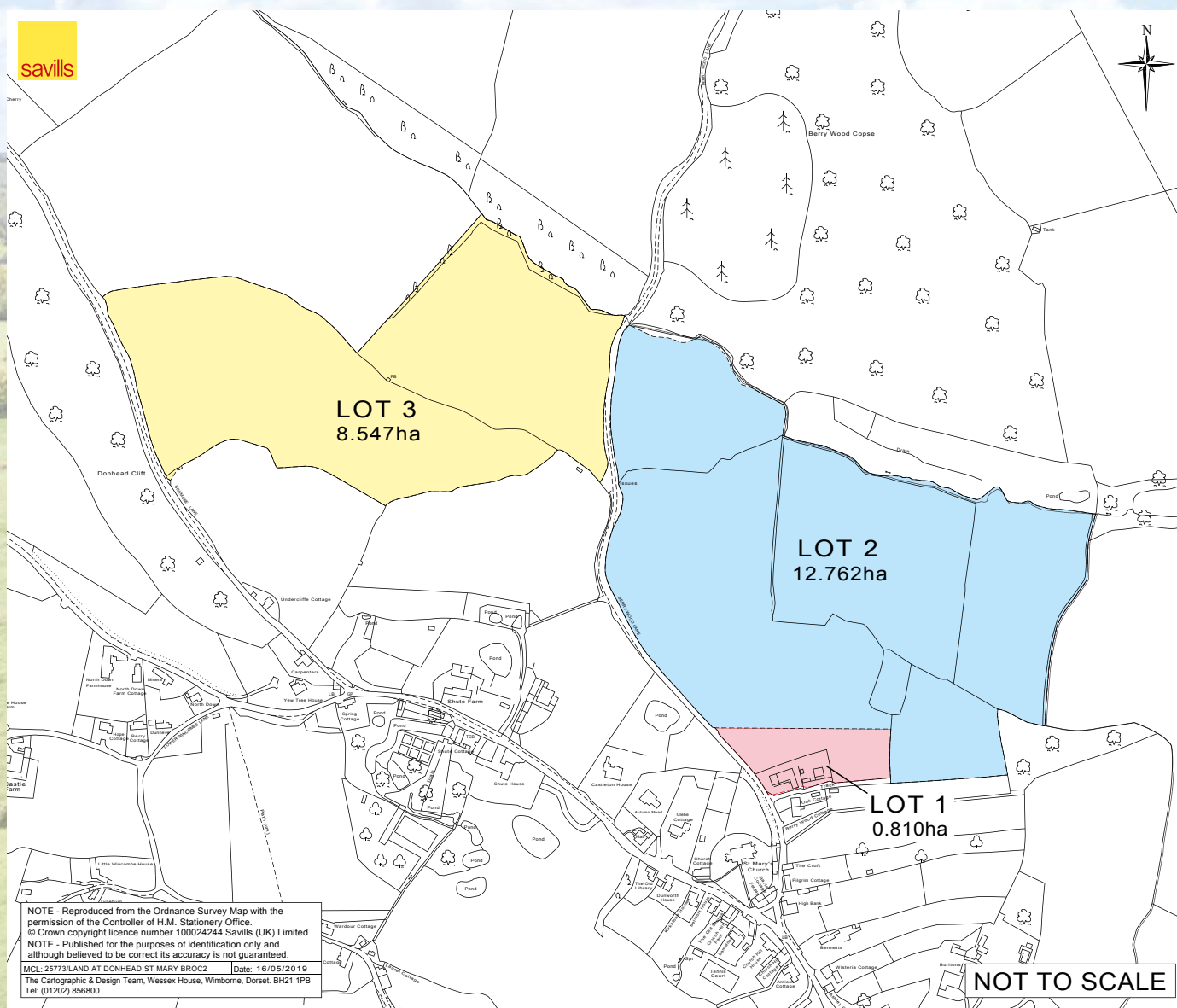
Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the building.

Viewing

Strictly by appointment with Savills.

Directions

From Salisbury, head west on the A30 towards Shaftesbury for about 16 miles. Shortly after the turning for Berwick St John and Alvediston, turn right onto Overway Lane. Follow the road, keeping left at the grass island, until the T-junction on Church Hill. Turn right towards Semley then shortly after, take the first right before the Church onto Berry Wood Lane. Berry Wood Barn and land is located shortly after on the right.



IMPORTANT NOTICE

Savills, their clients, 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. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Photos and particulars taken in 2019. 08052019AW

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