



LOOKOUT FARM, COAST ROAD, BURTON BRADSTOCK, BRIDPORT, DORSET, DT6 4RL

‘An attractive parcel of pasture land situated in an enviable position on the Jurassic Coast’

- Permanent pastureland in an AONB
- 8.2 ft by 6.5 ft former coast guard hut
- Far reaching, panoramic, costal views
- Excellent access off the B3157
- Available as a whole
- In all about 35.6 acres

Description

Lookout Farm is a an attractive, 35.6 acre block of permeant pasture land that is located on the Jurassic Coast. The topography of the land is gently undulating and gradually slopes down as it approaches the shoreline. The soil type is lime rich, loamy and lies over clay. There is a 8.2 ft by 6.5 ft former coast guard hut which is situated in an elevated position and looks over the land and panoramic, coastal views beyond from Portland to Golden Cap. Two traditional concrete pillboxes, equipped with loopholes, are located on the land which were used to fire weapons in World War II. A segment of the famous 360 mile, South West Coast Path is incorporated in the south western corner.

Situation

Lookout Farm is located approximately one mile east of Burton Bradstock, a costal civil parish village with excellent facilities made up of a post office, farm shop, two public houses, primary school, library, church and petrol station. The market town of Bridport is located 3 miles to the north and provides a further range of amenities including retail shops, schools, restaurants, pubs and recreational facilities including sailing organisations and golf courses.

Lookout Farm borders Cogden Beach on the southern boundary which forms part of the larger Chesil Beach, a striking 29 km section of the Jurassic Coast World Heritage Site and the largest shingle ridge in the world. Cogden Beach owned by the National Trust and is most famous for its ground nesting birds.

Savills Salisbury
Rolfes House
60 Milford Street
Salisbury Wiltshire
SP1 2BP
anna.wilkinson@savills.com
01722 426 839
savills.co.uk

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned to the right of a solid yellow square.

General Remarks

Method of Sale

For sale as a whole or in two lots by private treaty.

Tenure and Possession

The property is freehold with vacant possession upon completion.

Sporting, mineral and timber

The sporting, mineral and timber rights as far as they are owned are included with this sale.

Basic Payment Scheme

Basic payment entitlements are included within this sale. The relevant entitlements will be transferred to the buyer on completion.

Environmental Schemes

There are no environmental stewardship schemes on the land.

Designations

The land falls within an Area of Outstanding Natural Beauty and is part of the Heritage Coast.

Wayleaves, Easements 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, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

Services

There is a mains pipe connected to the land however, it is currently turned off. There has previously been electricity connected to the coastguard hut although this has been disconnected.

Local Authority

Dorset County Council

Allington Court

St Swithins Road

Bridport

DT6 5DQ

Tel: 01308 422234

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. If the buyer wishes to take out a chancel repair liability, they do so at their own expense.



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. 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 2019.190130AW