



Land at Fontmell Magna

Shaftesbury, Dorset.



Auction Guide Price £390,000

A parcel of ring fenced land divided into manageable sized enclosures with planning for an agricultural building.

For sale by online Auction at 12.00pm 1st September 2026

- Gently sloping pasture land with ancient oaks in the hedgerows
- Planning permission for a new agricultural building
- Stock fenced with a small copse of broadleaf woodland
- Ring fenced-block bordering the Fontmell Brook, on the edge of Fontmell Magna
- Highly desirable Dorset countryside setting
- In all about 33.34 acres

DESCRIPTION

The land is a charming, gently undulating, ring fenced block totalling approximately 33.34 acres. The land is down to grass divided into manageable sized enclosures with mature hedgerows. There is also a small area of pretty broadleaf woodland (0.37 acres) and parts of the western boundary run along the Fontmell Brook, a tributary of the River Stour.

The land has been used by the vendors to graze sheep and cut hay. The soil is classified as Wickham 2 series being fine loam/silt over clayey soils and is Grade 3 and 4.

Since purchasing the land in 2015, the current owners have stock fenced the fields and improved the ditching and hedging. Elmwood and Nine Acre were re-seeded in 2020. The land is accessed via a private drive indicated by the blue hatched area on the sales plan.

Planning permission was granted in January 2020 for the erection of a 7-bay agricultural building for livestock and storage of fodder and straw and to create a section of track to meet the existing drove (2/2019/1544/FUL). A material start was made in 2022, when the foundations of the barn were laid,

SERVICES

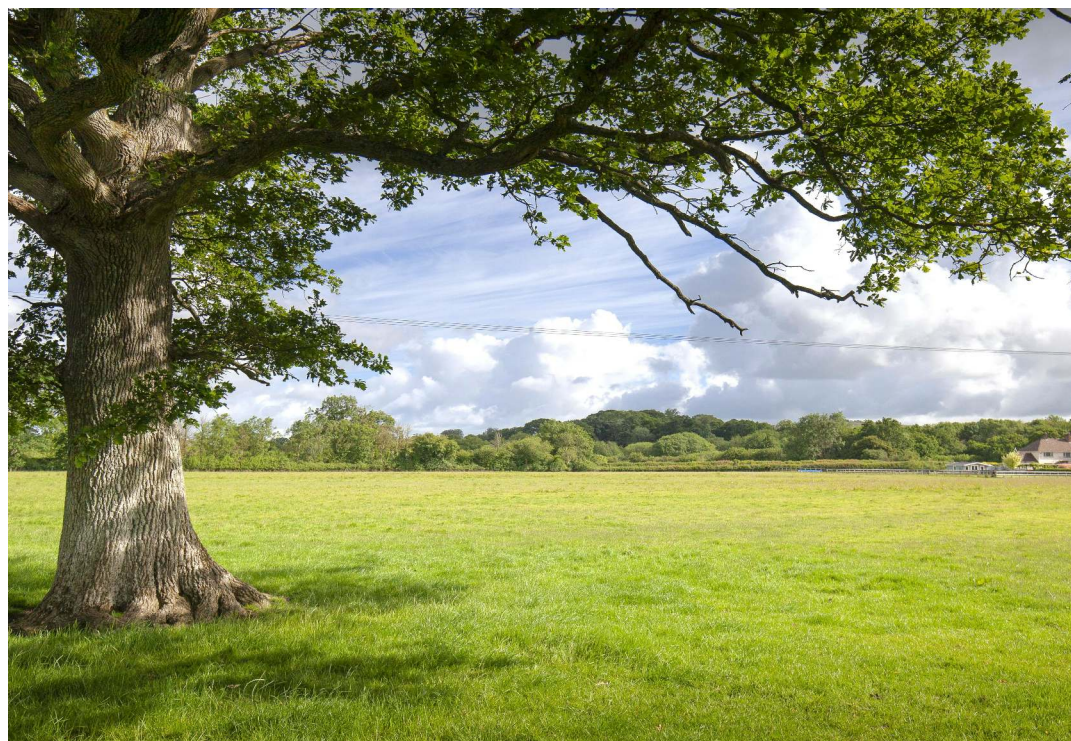
There is a mains water supply to Brookfield, Elwood and Nine Acre. Sam's Field is fed by the Fontmell Brook.

DIRECTIONS

Post code: SP7 0PS

What3words /// taking.rocky.warthog

From Shaftesbury head south on the A350. In Fontmell Magna turn right by the Fontmell Pub. Follow West Street past the village hall and the entrance to the land is located on your left hand side.





METHOD OF SALE AND TENURE

The land is being offered for sale with vacant possession by online auction at 12.00 pm (noon) on **Tuesday 1st September 2026**. Please go to the Auction section of our website for information about how to register and bid online. www.w-w.co.uk.

SUSTAINABLE FARMING INCENTIVE (SFI) AGREEMENT

The land is entered into two Sustainable Farming Incentive Agreements, both commencing on 1st January 2024 and running until 31st December 2026.

One agreement is for 19.98 acres (8.09 ha) to establish and maintain herbal leys. The second agreement is for 5.75 acres (2.32ha) to manage grassland with very low nutrient inputs and 11.92 acres (4.82 ha) to establish and maintain herbal leys.

The purchaser(s) will be obligated to comply with the SFI Agreement terms until 31st December 2026 when the agreements come to an end.

OVERAGE

Elmwood will be sold subject to an overage provision for a period of 20 years and for 25% of the increase in value over the agricultural value. The overage will be triggered when planning permission for development (for anything other than agriculture or equestrian purposes) is implemented, or earlier, if the land is sold with the benefit of that planning permission. Further information is available from the agents.

DESIGNATIONS

The land lies outside the Cranborne Chase National Landscape. The land is not in a Nitrate Vulnerable Zone

RIGHTS OF WAY AND EASEMENTS

The land is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

There is a public footpath which crosses Elmwood, the field nearest the road (N63/11).

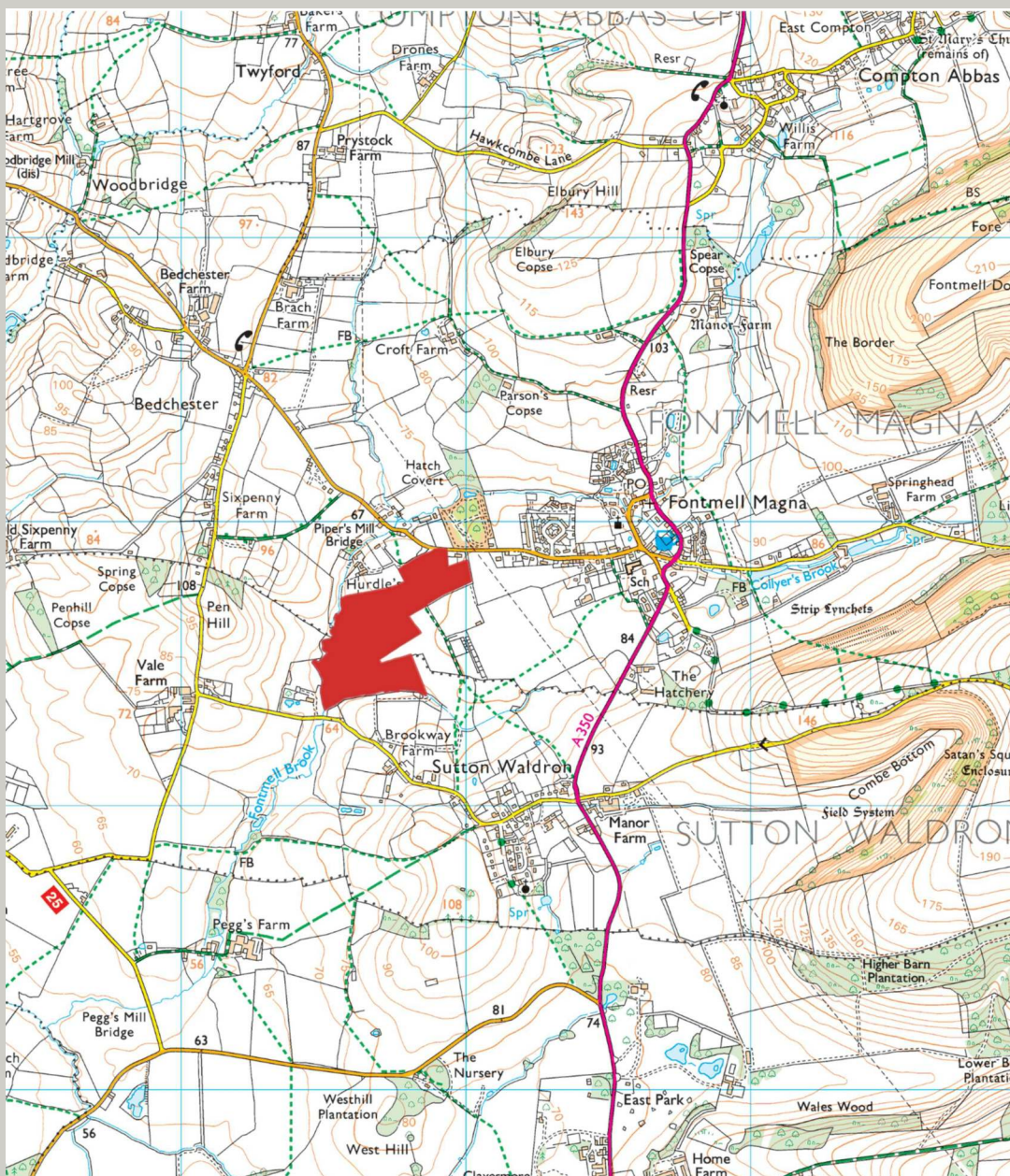
LOCATION

The land is located in an enviable position, to the west of the village of Fontmell Magna, approximately five miles south of Shaftesbury in the heart of the Dorset Countryside.

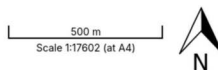
The area is also well known for its excellent walking and riding in the beautiful surrounding countryside.

ANTI-MONEY LAUNDERING (AML)

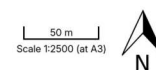
Estate Agents are legally required to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. W&W use a specialist service called "Guild 365" to perform these checks. This is a service offered to Estate Agents who are members of the Guild of Property Professionals. These checks must be completed before a property is listed for sale and as soon as an offer is accepted (before we send out the Memorandum of Sale). There is a non-refundable fee of £25 (plus VAT) per person. Note: W&W receive a portion of this fee to cover our administration costs.



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Produced on Land App, Jul 2, 2026.
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VIEWINGS

Should you wish to view a lot please arrange a viewing with W & W. All inspections are undertaken by interested parties at their own risk and W&W accept no liability in this regard.

PROFESSIONAL ADVICE

We strongly recommend that all prospective buyers take independent legal and, where appropriate, professional advice prior to bidding.

LEGAL PACK

Copies of the Legal Pack will usually be available from the respective Vendor's Solicitors, the Woolley & Wallis office handling the particular lot, or from the auction section of the W&W website.

REGISTRATION OF INTEREST

Prospective buyers should register their interest by visiting the auction page on the W&W website and clicking on the specific property. W&W will do their utmost to notify a registered buyer of any changes to the sale details, if there is an addendum or if the lot is sold prior to or withdrawn from the auction.

GUIDE PRICE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). Both the guide price and the reserve price can be subject to change up to and including the day of the auction. We expect the reserve price to be set within the guide price range or within 10% above or below the guide price. The reserve is not disclosed and remains confidential between the seller and the auctioneer.

VAT

Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to Auction.

RESERVE

There will be a reserve price, this is the minimum price at which the lot will sell, and the vendors or their agents shall be at liberty to bid at the auction. This may be subject to change by the Vendor. We expect the reserve price to be set within the guide price range or within 10% above or below the guide price. The reserve is not disclosed and remains confidential between the seller and the auctioneer.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT THESE GUIDES ARE NOT MISLEADING, IT IS POSSIBLE THAT THE RESERVE PRICE SET FOR ANY LOT MAY EXCEED THE PREVIOUSLY TOUTED GUIDE PRICE - AS THE SELLER MAY FIX THE FINAL RESERVE PRICE JUST BEFORE BIDDING COMMENCES. IF THE GUIDE PRICE IS LISTED AS TBA, IT MEANS THAT THERE IS NOT A GUIDE PRICE AT PRESENT. THE GUIDE PRICE OR RANGE OF PRICES WILL BE POSTED ONLINE AS SOON AS IT BECOMES AVAILABLE. PLEASE CHECK FOR UPDATES.

BUYER'S ADMINISTRATION FEE and DEPOSIT

Upon the ending of a successful auction the winning bidder will automatically be charged a non-refundable reservation fee of £5000 plus vat. The charge will apply to each lot including any bought prior to the auction.

A deposit of 10% of the sale price will also be payable to the seller's solicitor immediately after the auction ends, when contracts will be exchanged.

PROOF OF IDENTITY

All prospective purchasers are required to provide photographic documentation and proof of residency during the registration process in order to comply with the latest Money Laundering Regulations. This will also apply to bidders acting on behalf of purchasers.

INSURANCE

The seller will insure the lot from and including the contract date to completions but the buyer must on completion reimburse to the seller the cost of that insurance for the period from and including the contract date to completion. Please refer to the legal pack to check whether this has been valued.

POSSESSION

Vacant possession of the properties will be granted on completion of the sale which will usually be 28 days after exchange of contracts but purchasers should be guided by the Legal Packs for each Lot.

CONTRACT

The contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued before the sale and to any alterations announced at the Sale. The Special Conditions of Sale and a Memorandum of Agreement are available on request.

QUESTIONS

The auctioneers and solicitors are pleased to answer any questions prior to the auction.

COMMON AUCTION CONDITIONS

The auction will be conducted under the terms set down in the RICS Common Auction Conditions 7th Edition August 2018. A copy of these conditions can be downloaded from the Woolley & Wallis website, Auctions section.

AUCTION GUIDE

For information and advice about buying at auction please go to the 'Auction Guide' on our website <https://www.w-w.co.uk/auction-guide>. You will also find a guide on buying by online auction.

AUCTIONEER

Ben Marshall MSc MRICS FAAV

For all enquiries about this property or bidding at auction that are not covered by the above information please telephone 01747 852242 or email shaffesbury@w-w.co.uk.

PLEASE NOTE

1. Each property is sold with all faults and defects whether of condition or otherwise and neither the sellers nor the auctioneers, the agents for the seller, are responsible for such faults and defects or for any statement contained in the particulars of the property prepared by the said auctioneers.
2. The purchaser acknowledges that he has not entered into this contract in reliance on any such statement and that he has satisfied himself as to the content of each such statement by inspection or otherwise.
3. The Seller does not make or give, nor are they said auctioneers or their staff authorised to make or give, any representation or warranty whatever in respect of the property.
4. Any error, omission or mis-statement in any such statement shall not entitle the purchaser to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances give either party any cause for action.
5. If and so far as the foregoing may be inconsistent with the Special Conditions of Sale included in the Contract, the latter shall prevail.
6. This catalogue has been prepared in good faith to give an overall view of each property; it does not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
7. 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 Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
8. These particulars were prepared in July 2026. These particulars should be read in conjunction with the RICS Common Auction Conditions 7th Edition. You can request a copy of these from Woolley & Wallis.



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