

# THE STUBHAMPTON ESTATE



TARRANT GUNVILLE ~ DORSET



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TARRANT GUNVILLE ~ BLANDFORD FORUM ~ DORSET  
DT11 8JW

*Shaftesbury 10 miles ~ Salisbury 21 miles ~ Tisbury Station 15 miles ~ London Waterloo (from Tisbury Station) 108 minutes ~ Bournemouth Airport 23 miles .  
(All distances and times approximate).*

## SIGNIFICANT FARMING ESTATE IN THE CRANBORNE CHASE WITH PERMISSION FOR A PRINCIPAL HOUSE

Site for a new 15,000 sq ft principal house  
5 bedroom period farmhouse  
Three farm cottages  
Traditional courtyard of buildings  
Range of modern and livestock farm buildings  
Extensive arable land, pasture land and woodland

**Available as a whole or in 3 lots**

**IN ALL ABOUT 1044 ACRES (422 HECTARES)**

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*Your attention is drawn to the Important Notice on the last page of the text.*

## INTRODUCTION

The Stubhampton Estate lies on the north eastern edge of the village of Tarrant Gunville, within the Cranborne Chase Area of Outstanding Natural Beauty and close to the Dorset/Wiltshire border. Planning permission has been granted to build a substantial new principal house in a secluded location which will have fantastic far-reaching views across the estate and the surrounding countryside. In addition to this there is a period farmhouse as well as three further cottages and some traditional farm buildings with development potential. The farm itself extends to approx. 1044 acres (422 hectares) and is a mixed arable and grass farm along with modern and traditional farm buildings and mixed mature woodland.

*The Stubhampton Estate is situated on the edge of Tarrant Gunville village and the hamlet of Stubhampton away from main roads in the beautiful Tarrant Valley.*





## HISTORY

The Stubhampton Estate originally formed part of The Tarrant Gunville Manor Estate which was previously owned by Josiah Wedgwood before being restored to its original style during the twentieth century by Major Roger Humphreys.

Harbins Park is situated on the western edge of the estate and is reputed to be one of the oldest deer parks in the area. The earliest recorded mention of the park is in 1279 when it was referred to as Tarrant Gunville Park. The central grassland park is enclosed on all four sides by woodland and it is likely that it's appearance has altered little since the Medieval period.

## LOCATION

The Stubhampton Estate is situated on the edge of Tarrant Gunville village and the hamlet of Stubhampton, away from main roads in the

beautiful Tarrant Valley. The sought after village has amenities including a popular farm shop, a village hall and a parish church.

The market town of Blandford Forum, the Medieval city of Salisbury and coastal towns of Poole and Bournemouth are all easily accessible by road, and provide a superb variety of shopping, educational and recreational facilities.

Communications in the area include a mainline railway from either Tisbury or Salisbury to London Waterloo and the A303 can be joined to the north of Shaftesbury, which gives access to the M3 and the South West.

The area is renowned for an excellent choice of schools including Bryanston, Clayesmore, Sandroyd, Canford, Knighton House and Handford. Local sporting facilities including horse racing at Salisbury, golf at Rushmore and water sports along the Dorset coastline.





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## LOT 1

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Stubhampton Estate totalling 513 acres  
(207.76 hectares)

The Stubhampton Estate includes the elevated site of Furzey Down, which benefits from planning permission to replace the existing bungalow with a 15,000 sq ft principal house. The Estate also comprises a range of livestock buildings and undulating land extending to approximately 513.36 acres of arable land, pasture land and woodland.

### RESIDENTIAL

The site for the proposed new principal house is approached from the village road running east to west between Boynes Lane and Stubhampton Village. A tree lined drive sweeps up through the estate's pasture land before continuing through a band of conifer woodland and towards the house site through the trees.

The site is extremely private with mixed woodland lying to the north, east and west. The elevated position of the site benefits from far-reaching views over and beyond the Estate's agricultural land to the south.



View from site of new dwelling

Full details of the proposed dwelling can be found on the data room but in brief the substantial house will be arranged over three main floors with an additional lower ground floor and service wing. A large reception hall on the ground floor gives access to the main reception rooms and large kitchen/family room. There are five bedroom suites on the first floor, including the master bedroom with 'his and hers' dressing rooms as well as bathrooms. There are three further bedroom suites on the second floor in addition to a games room with kitchen. On the lower ground floor there is permission for a spa/gym, cinema and a wine store.

The service wing comprises garaging along with a two bedroom flat above.

The house has been thoughtfully designed in order to maximize its setting with far reaching views across the estate.



## PROPOSED SITE PLAN

*The elevated position of the site benefits from far - reaching views over and beyond the Estate's agricultural land to the south.*

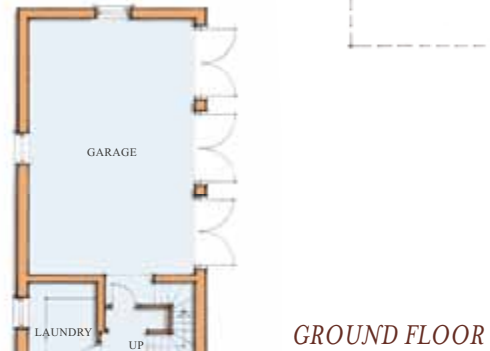
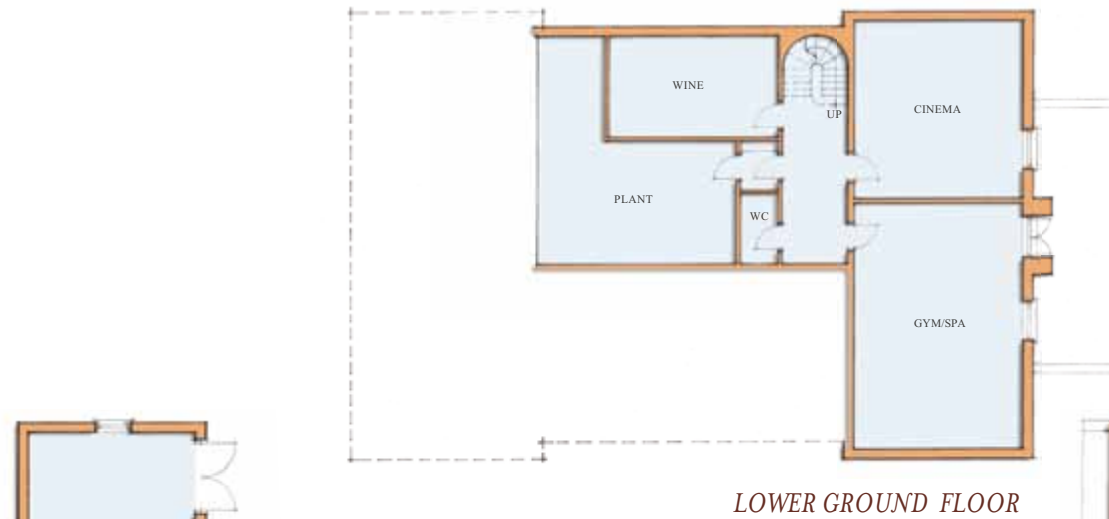
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## PROPOSED SOUTH ELEVATION



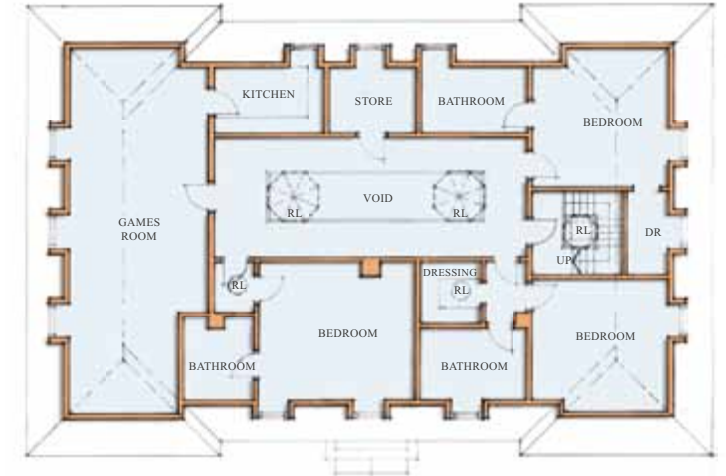
# PROPOSED FLOOR PLANS



GROUND FLOOR

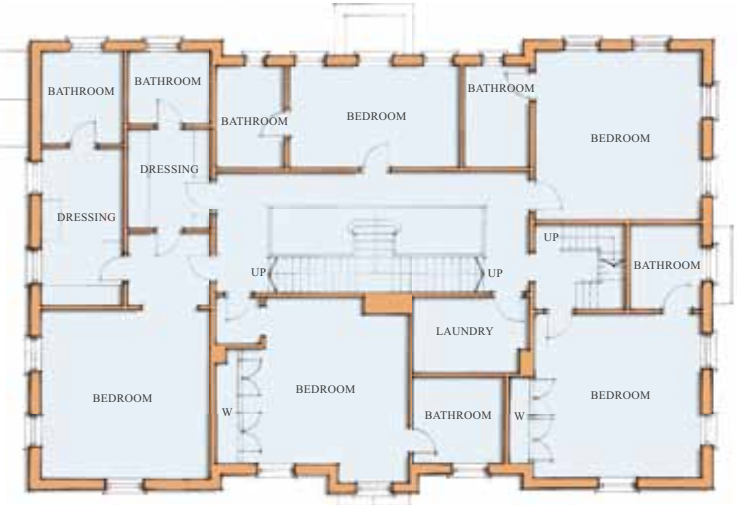


## SECOND FLOOR



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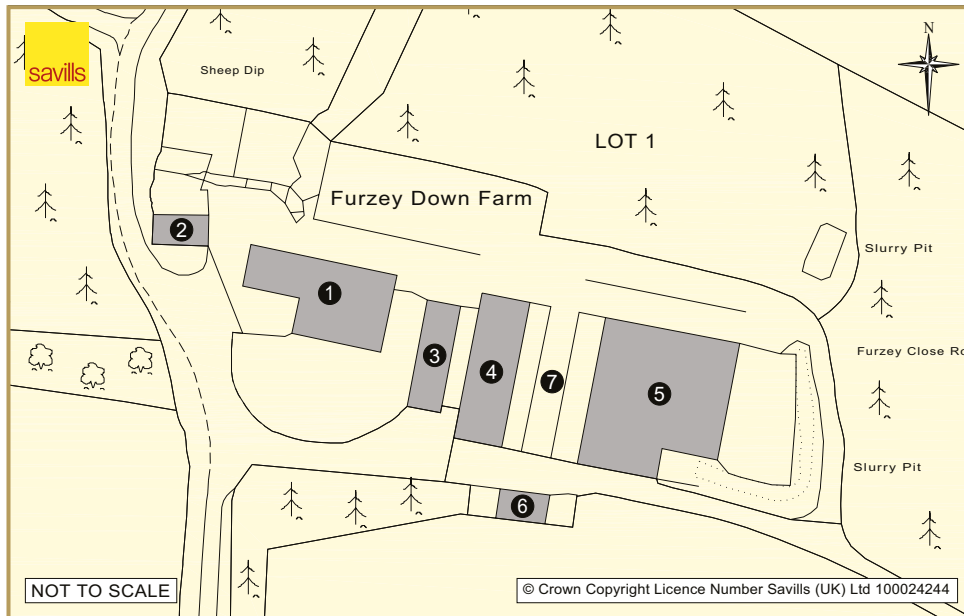
## FIRST FLOOR



## FURZEY DOWN FARM BUILDINGS

A range of modern and traditional livestock buildings with potential for alternative use (see Block Plan). The buildings have two points of access, one to the public highway via the main drive and one to Harbins Park Farm (Lot 2).

No on Plan	Property Description	Size SQ M
1	Steel portal frame <b>livestock building</b> under double pitched corrugated iron roof, electricity and water connected.	242
2	<b>General storage building</b> , breeze block construction under single pitched corrugated iron roof.	43
3	Timber clad former <b>calf shed</b> .	93
4	<b>Livestock building</b> , open fronted, concrete frame.	182
5	<b>Livestock building</b> , steel portal framed building with concrete floor and overhead bin feed store.	470
6	Double-ended <b>bull pen</b> .	37
7	Concrete <b>cattle yard</b> .	-



## LAND

- Extensive, high quality, arable and pasture land.
- The majority of the land is Grade 3.
- The land belongs to a combination of soil types, including shallow lime-rich soils over chalk or limestone and slightly acid loamy soils. The soil types are suitable for cereals, legumes and grassland.
- The land is fertile and regularly supports winter wheat yields of in excess of 4 tonnes per acre. The current arable rotation comprises conventional cereal crops utilising Oilseed Rape, Beans and Peas as the break crops with the remainder of the land designated as environmental areas.
- The land has been regularly soil tested in the past and indices for Potassium and Phosphorus across the estate range from 1 to 3, Lime has been applied historically where required but in general Ph levels are in excess of Ph 6.
- All fields are a good size for modern farming methods with access by well-maintained farm tracks.
- Harbins Park is situated on the western edge of the estate and is reputed to be one of the oldest, most well preserved deer parks in the area.

The land comprises approximately;

**Arable:** 243 acres (99 hectares)

**Pasture:** 85 acres (35 hectares)

**Woodland:** 170 acres (69 hectares)

**Miscellaneous:** 14 acres (6 hectares)





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## LOT 2

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Harbins Park Farm 527.04 acres (213.27 hectares)

### RESIDENTIAL

#### HARBINS PARK FARMHOUSE

The traditional farmhouse is accessed through Harbins Park Farmyard. The spacious house is constructed of brick and flint and the accommodation includes 5 bedrooms with two family bathrooms, kitchen with rayburn, office, spacious dining room and sitting room, both with open fireplaces and a downstairs wc. The property has a large front garden with apple trees and there is ample car parking. The Farmhouse is currently occupied by the farm manager.

**EPC Rating: E**





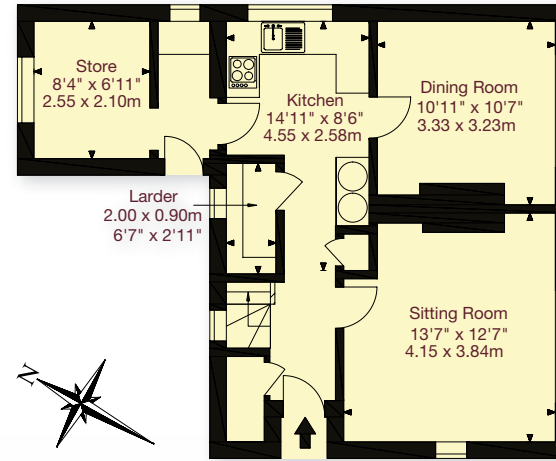
### HARBINS PARK COTTAGE

The 3 bedroom farm cottage is also accessed through Harbins Park Farmyard. The accommodation includes a kitchen, pantry, dining room and sitting room with wood burning stove on the ground floor and three bedrooms and a family bathroom on the first floor. The cottage benefits from a fully enclosed garden.

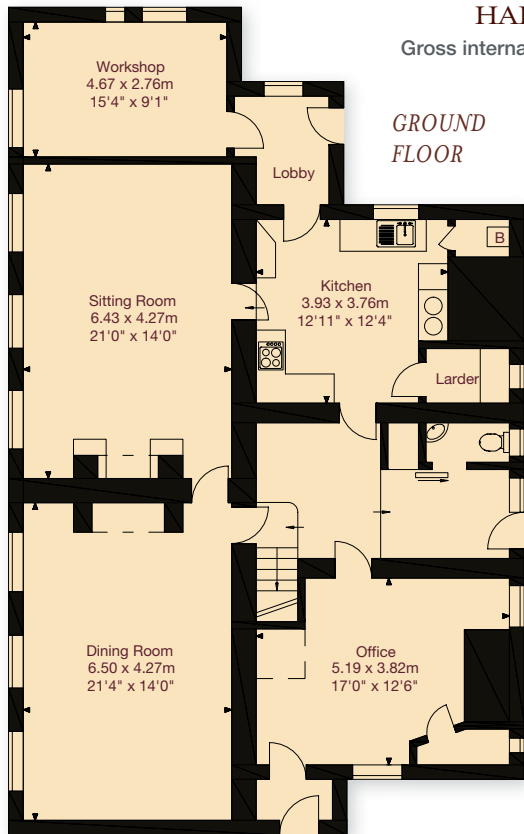
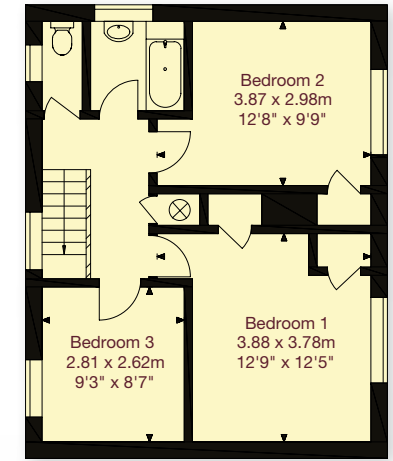
The cottage is currently occupied by a farm worker.

**EPC Rating:** G

#### GROUND FLOOR



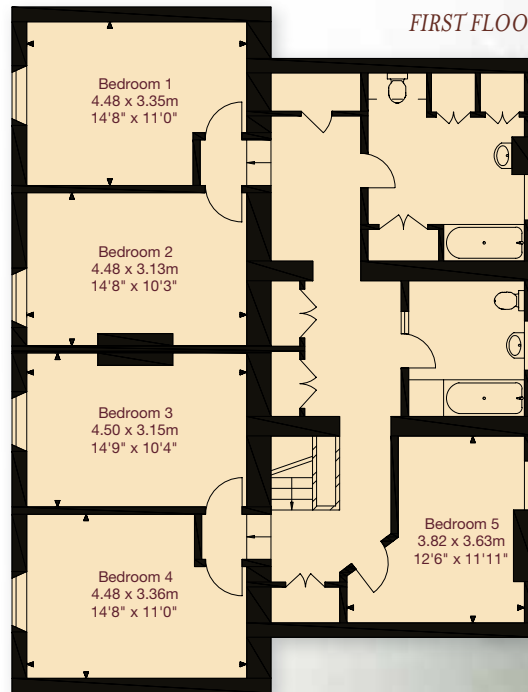
#### FIRST FLOOR



### HARBINS FARMHOUSE

Gross internal area (approx): 2850 sq ft ~ 264 sq m

#### GROUND FLOOR



#### FIRST FLOOR

### HARBINS COTTAGE

Gross internal area (approx): 1061 sq ft ~ 98 sq m

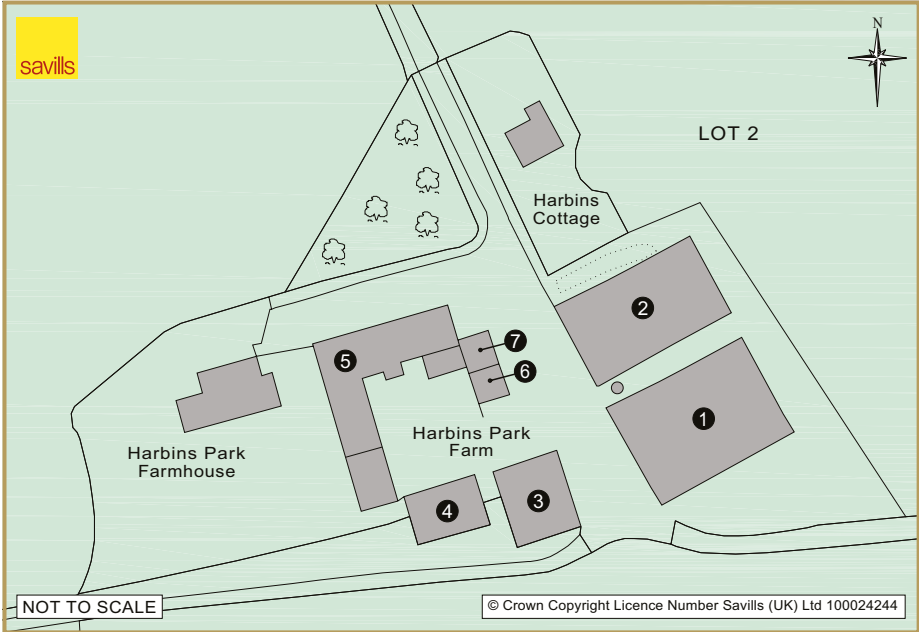
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## FARM BUILDINGS

The farm has an extensive range of traditional and modern farm buildings and outbuildings, with potential for alternative uses, subject to planning. (Please see Block Plan).

No on Plan	Property Description	Size SQ M
1	Five bay, steel portal frame, modern <b>grain store</b> with extractor fans. Two roller shutter doors and dividing wall. Capacity of approx. 1400 tonnes.	570
2	Five bay, <b>Svegma grain dryer</b> , steel portal frame with dryer and cleaner, part concrete floor. Capacity of 650 tonnes.	463
3	Two bay, open fronted, steel portal frame building and 2 bay steel portal frame <b>grain store</b> with roller shutter door.	184
4	Three bay <b>general purpose barn</b> with concrete frame and concrete floor.	131
5	L-shape traditional <b>courtyard</b> , constructed with part stone, brick, flint with a timber clad store.	314
6	Timber clad <b>chemical store</b> .	35
7	Timber clad <b>fuel storage unit</b> .	38





Lot 2

## LAND

- Extensive, high quality, Grade 3 arable land.
- The land belongs to a combination of soil types, including shallow lime-rich soils over chalk or limestone and slightly acid loamy soils. The soil types are suitable for cereals, legumes and grassland.
- The current arable rotation comprises conventional cereal crops utilising Oilseed Rape, Beans and Peas as the break crops.
- All fields are well accessed by well-maintained farm tracks.

The land comprises approximately;

**Arable:** 491 acres (199 hectares)

**Pasture:** 1 acre (0.57 hectares)

**Woodland:** 22 acres (9 hectares)

**Miscellaneous:** 12 acres (5 hectares)





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## LOT 3

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Drove Barn and Drove Barn Cottages totalling 3.16 acres (1.28 hectares)

### RESIDENTIAL

#### 1 DROVE BARN COTTAGES

The cottage is a semi-detached, two storey, red brick and flint cottage under a tiled roof, with a large, fully enclosed front garden to the front and rear.

The accommodation comprises an entrance porch, kitchen with walk in larder. The utility room, adjoining the kitchen, leads out to the rear garden. There is also a sitting room with wood burning stove, two double bedrooms and one single bedroom. The family bathroom is on the ground floor and has a bath with shower head, basin and wc. The property benefits from double glazing throughout other than one window at the rear.

The property is in generally good condition and is currently let on an AST.

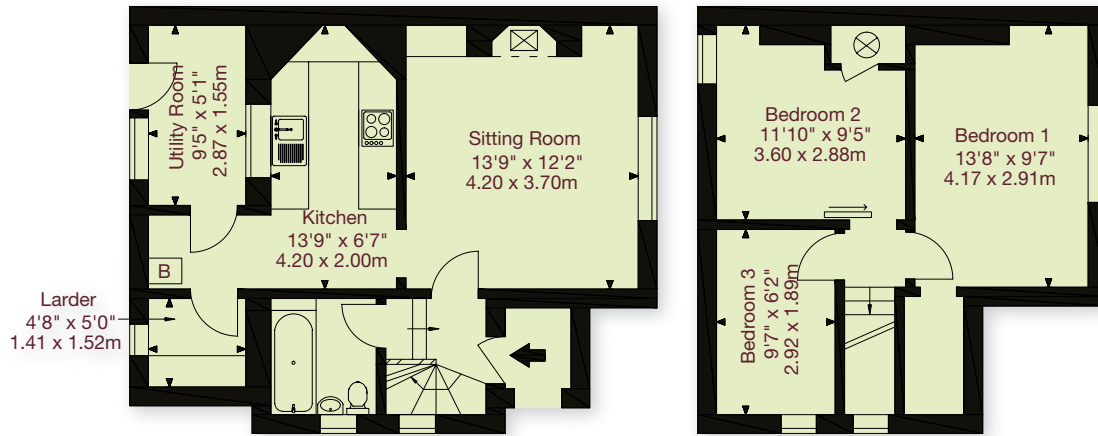
The garden shed is split with the adjoining cottage and there are two parking bays under a car port which is situated in the adjacent farmyard.

**EPC Rating: E**



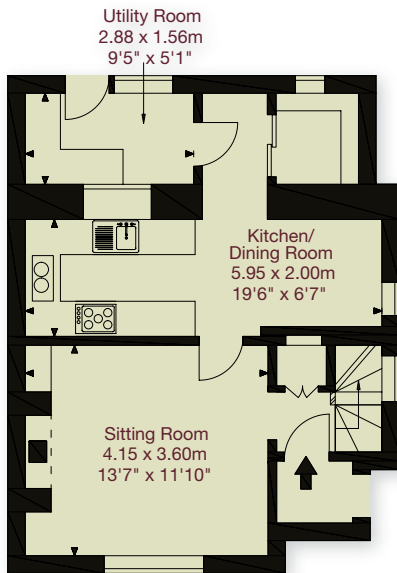
**GROUND FLOOR**

**FIRST FLOOR**

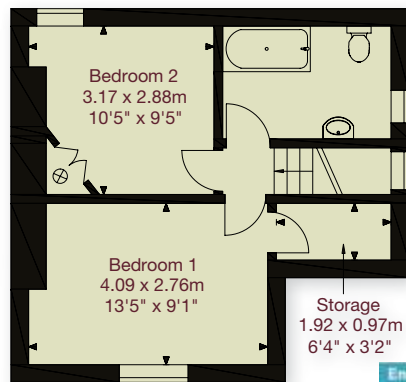


**1 DROVE BARN COTTAGES**

Gross internal area (approx): 833 sq ft ~ 77 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**2 DROVE BARN COTTAGES**

Gross internal area (approx): 836 sq ft ~ 77 sq m

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**2 DROVE BARN COTTAGES**

Almost identical to No 1, No 2 is also a semi-detached, two storey, red brick and flint cottage under a tiled roof, with a large, fully enclosed front and rear garden.

The accommodation comprises an entrance porch, fitted kitchen with electric oven and walk in larder. The utility room has fitted units and leads out to the rear garden. There is also a sitting room with wood burning stove, two double bedrooms, one with walk-in storage space and the other with a fitted wardrobe. The family bathroom is on the first floor and has a bath with shower head, basin and wc.

The property has double glazing throughout. The property is currently let to a former employee on an AST.

EPC Rating: E

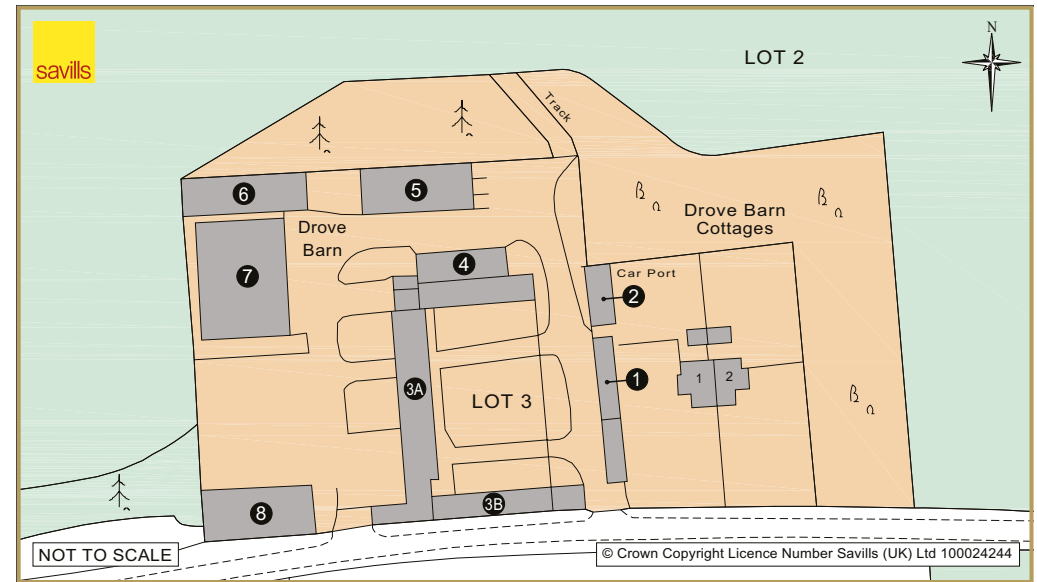


1 & 2 Drove Barn Cottages

## DROVE BARN FARM COURTYARD AND FARM BUILDINGS

There is a traditional brick and flint open courtyard which includes a wide span, large former tithe barn. The barn has fantastic potential for alternative uses, subject to planning permissions.

No on Plan	Property Description	Size SQ M
1	<b>Cartshed</b> - half five bay open fronted brick & flint former cartshed, part breeze block storage unit under slate roof.	71
2	<b>Car port</b> - Four bay, open fronted, timber framed car port for cottage tenant's use.	68
3a	Open span <b>former Tithe barn and courtyard</b> . Concrete floor, timber framed with high eaves, brick and flint construction in very good condition. Water and electricity connected. Current use as general storage.	335
3b	Single storey wing off barn - general storage and <b>workshop</b> area. Electricity and water connected.	127
4	Three bay <b>open fronted lean to</b> . Part clad, part brick and flint construction with concrete floor. Current use as general storage.	118
5	Four bay, open fronted, steel portal frame, part brick and flint construction, <b>machinery store</b> with concrete floor.	230
6	Breeze block <b>storage unit</b> under corrugated iron roof.	212
7	Modern <b>grain store</b> with steel portal frame, concrete floor and roller blind screens. Capacity of approx. 650 tonnes.	466
8	Five bay open fronted steel portal frame <b>general purpose agricultural shed</b> under corrugated iron roof.	250





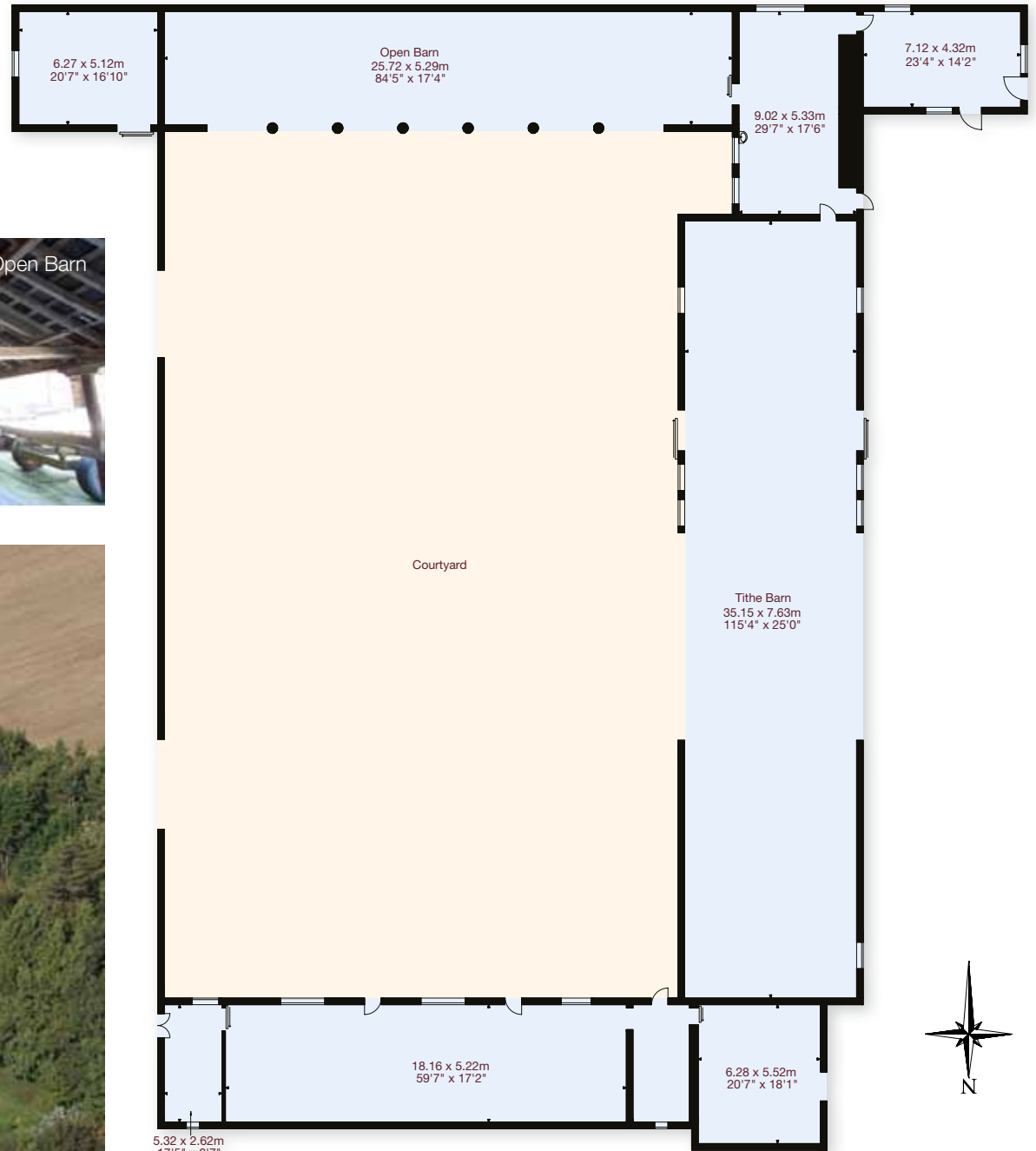
Tithe Barn



Tithe Barn



Open Barn



**DROVE BARN**

Gross internal area (approx): 7375 sq ft ~ 685 sq m

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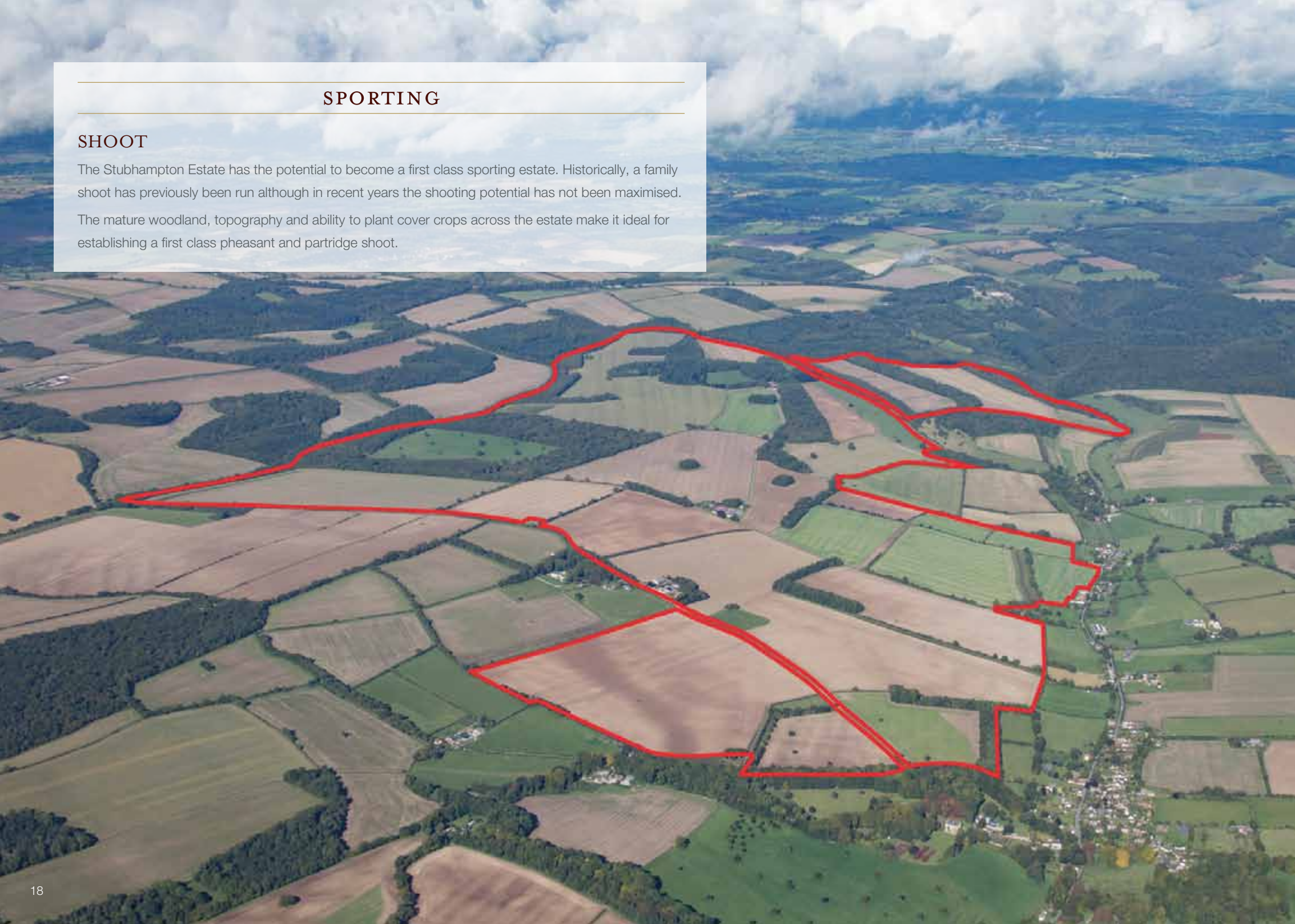
## SPORTING

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### SHOOT

The Stubhampton Estate has the potential to become a first class sporting estate. Historically, a family shoot has previously been run although in recent years the shooting potential has not been maximised.

The mature woodland, topography and ability to plant cover crops across the estate make it ideal for establishing a first class pheasant and partridge shoot.



## GENERAL REMARKS AND STIPULATIONS

### BASIC PAYMENT SCHEME

On completion of the sale 336.49 ha of Non SDA normal entitlements will be transferred to the buyer.

If the estate is sold in lots the relevant number of entitlements will be apportioned as to the agricultural area registered in each lot.

### DESIGNATIONS

There are three separate SSSIs on the Estate; Handcocks Bottom, Lower Well Wood and Harbin's Park.

The estate is included within a Nitrate Vulnerable Zone.

A bank and ditch to the north of Harbins Park is a registered scheduled monument.

### CONTRACT, DEPOSIT

A 10% deposit will be paid upon exchange of contracts to the vendors solicitors acting as agents for the vendor. Completion is to be agreed.

### RESERVED RIGHTS OVER ADJOINING PROPERTY

If the farm is sold in lots there will be reserved rights agreed to benefit each lot and to ensure the continued supply of services across the estate. Further details on these rights can be obtained from the selling agents.

### WATER SUPPLY

Drove farm buildings and cottages are supplied by a private water supply. Harbins Park farm yard, farmhouse and cottage are on mains water.

### RESIDENTIAL SERVICES

Property	Water	Electricity	Drainage	Heating
1 Drove Farm Cottages	Private	Mains	Private	Oil Fired
2 Drove Farm Cottages	Private	Mains	Private	Oil Fired
Harbins Farmhouse	Mains	Mains	Private	Oil Fired
The Cottage, Harbins Park	Mains	Mains	Private	Electric

### SPORTING AND MINERAL RIGHTS

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

There is currently a licence agreement in place on a small part of the property for the 2017/2018 pheasant shooting season.



### PLANNING

Planning permission was granted on 25 September 2017 for the erection of a 15,000 sq ft replacement dwelling at Furzey Down. Further information can be found on the North Dorset District Council planning portal, ref number 2/2017/1031/FUL.

### LOCAL AUTHORITY

North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset, DT11 7LL  
Tel: 01258 454111

### VAT

In addition to the purchase price, should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of Value Added Tax, such tax shall be payable by the purchaser in addition to any monies to be paid during the course of the sale and the purchaser shall indemnify the vendor in respect thereof, including interest, or penalty.

## TENURE AND POSSESSION

The property is to be sold by private treaty with vacant possession on completion subject to the occupancies listed below:-

Property	Tenure
1 Drove Farm Cottages	AST
2 Drove Farm Cottages	AST
Harbins Park Farmhouse	Agricultural Occupancy
The Cottage, Harbins Park	Agricultural Occupancy
Furzey Down Bungalow	Assured Tenancy
Shooting	Licence

## HOLDOVER

A right of holdover is reserved by the vendor until April 2018 for the management storage and loading of grain. The vendor also reserves the right to hold a machinery sale on the property between completion and April 2018.

## FIXTURES AND FITTINGS

Certain fixtures and fittings within the house, cottages and farm buildings are excluded from the sale but may be available by separate negotiation. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

## 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 farm buildings.

## EMPLOYEES

There are currently two full time employees on the property. Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations (TUPE). Details of the current employees can be obtained from the selling agents.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The land is within a Higher Level Stewardship scheme which runs until December 2023, in the main this utilises current grassland area options along with some arable field corners and grass margin options. Any purchasers will be required to take on this agreement to the end of its term and more details can be obtained from the vendors agents.

## INGOING VALUATION

The purchaser shall in addition to the purchase price be required to take over and pay for those items of tenant right including:

- Growing crops and other tillages, post harvest sprays and other acts of husbandry to include costs of all cultivation, chemicals and fertilisers in accordance with CAAV costing.
- Enhancement will be charged on all crops after January 1<sup>st</sup> at £30 per acre per month from date of sowing to completion.
- Hay and straw at market value.
- All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc. to be charged to be charged in accordance with CAAV costings.
- Tenant right shall be paid for immediately once the valuation is agreed with interest at 4% over Barclays Bank base rate for the time being the date of valuation from completion to date of payment. Should the valuation not be agreed within four weeks of completion, the matter should be referred to the decision of a single arbitrator to be appointed by agreement or in the event of a dispute by the president of the Royal Institution of Chartered Surveyors.

## DATA ROOM

A data room has been set up which provides additional information on the property. If you wish to access the data room please contact the selling agents for an access code.

## VIEWING

Strictly by appointment with Savills.

## 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.
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.

Particulars taken in 2017 and photographs taken in 2017.

Ref: 171004CH





