



# Land and Building at Milton On Stour, Gillingham Dorset, SP8 5AB

The property comprises a level parcel of productive permanent pasture land to include an agricultural building, in total extending to approximately 18.83 acres (7.62 Ha)

**For Sale by Public Auction**

**Guide Price—£185,000**

## Situation

The land is situated on the northern edge of the popular rural village of Milton On Stour in North Dorset. It is located approximately 2 miles North of the town of Gillingham and approximately 2.7 miles south of the town of Mere. The A303 is also easily accessible and can be accessed approximately 5 miles distant to the North East.

## Description

The property comprises an attractive parcel of level productive permanent pasture land to include an agricultural building in need of some repair. The land is laid to a productive permanent pasture and is bound by a mixture of stock proof fencing and mature hedgerows together with a brook along its northern boundary. In total, the land extends to approximately 18.83 acres (7.62 ha) or thereabouts.

The current boundary of the property on the north eastern side shows that the river has straightened over time and does not follow the exact line of the title plan.

The title plan only shows the general position of the boundary. The freehold land is edged red on the attached plan to the extent that the area edged red is within title number DT191757.

The agricultural building (8.00m x 8.46m) is of a timber construction under a CA roof and is in need of some repair.

## Access

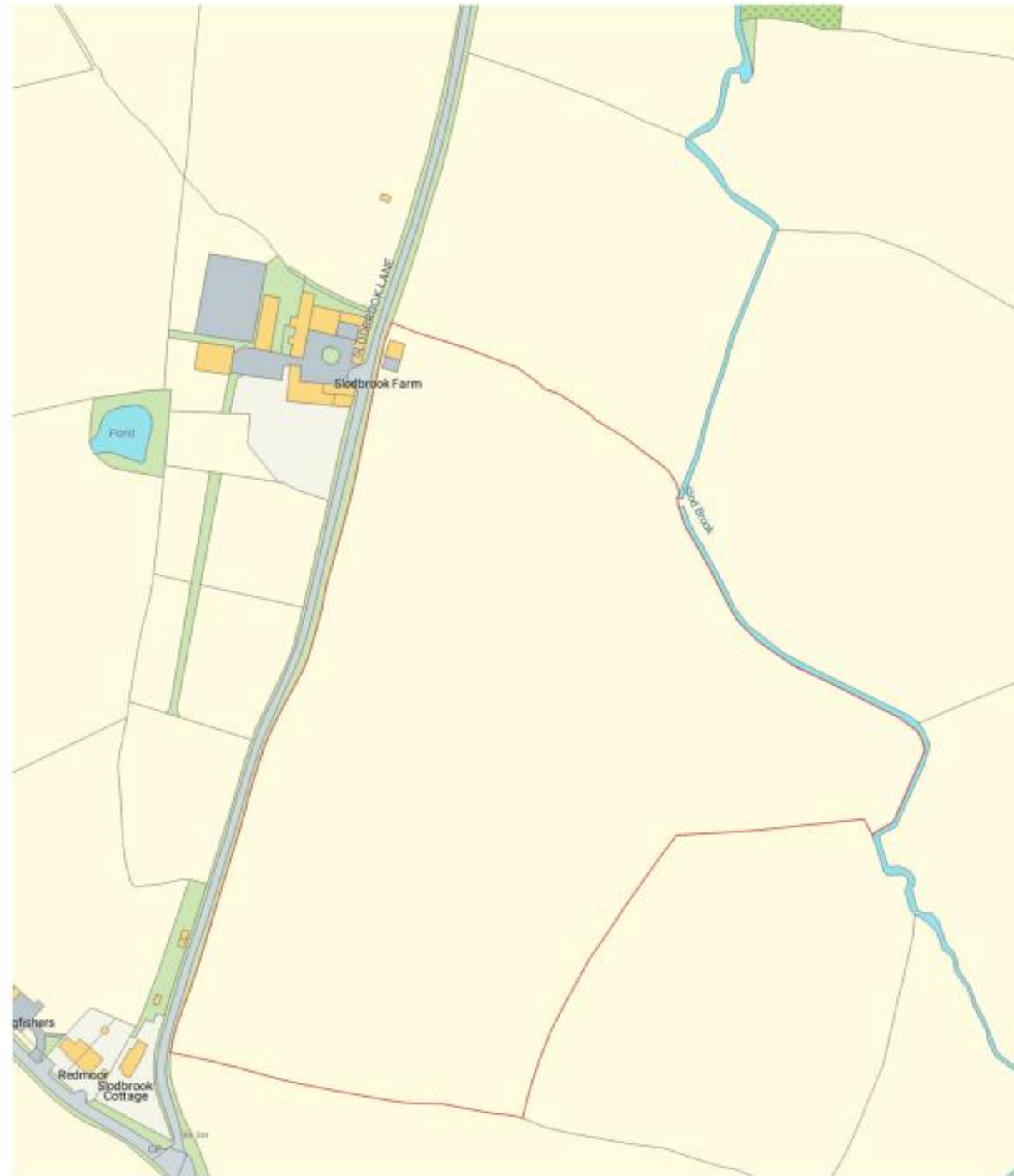
The land benefits from an access gateway directly from the public highway, Slodbrook Lane.

## Services

We are not aware of any services to the land.

## Tenure

The land is of freehold tenure with full vacant possession available upon completion of the purchase.





### Bidder Registration

All potential online, telephone & proxy bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. <https://bit.ly/PropertyAuctionsGTH>. Those attending the auction room to bid in person will complete bidder registration on arrival to the auction room. All in room bidders must provide 2 forms of Identification in order to register. Further details are available from the Agents upon request.

### Auction Pack

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at [Future auctions held by Greenslade Taylor Hunt Online \(eigroup.co.uk\)](https://www.eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

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### Flood Zone

Part of the land adjoining the Brook is located in flood zones 1 and 2, but very low chance of flooding from Rivers and the Sea. (defined as the chance of flooding each year as less than 0.1%).

### Viewing

The land can be viewed on foot at any reasonable time with a copy of these particulars in hand.



### Agri Environment Schemes

We understand the land is not subject to a Countryside Stewardship agreement or Sustainable Farming Incentive agreement. As a result, prospective purchasers are free to enter the land into a scheme should this be of interest.

### Town and Country Planning

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

### Buyers Administration Fee

The successful purchaser(s) of each lot will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agents.

### Rights of Way, Easements

There are no footpaths traversing the property. The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

### Directions

From Gillingham, head north on the B3092, turn left onto Post Office Road. Continue on this road for approximately 0.5 miles then turn right onto Slodbrook Lane. After approximately 0.3 miles, the land will be located on your right. From Bourton, head south east on Fantley Lane towards Gillingham. After approximately 1.5 miles, turn left onto Slodbrook Lane. After approximately 0.3 miles, the land will be located on your right. The property will be indicated by the agents for sale boards.

### What3Words

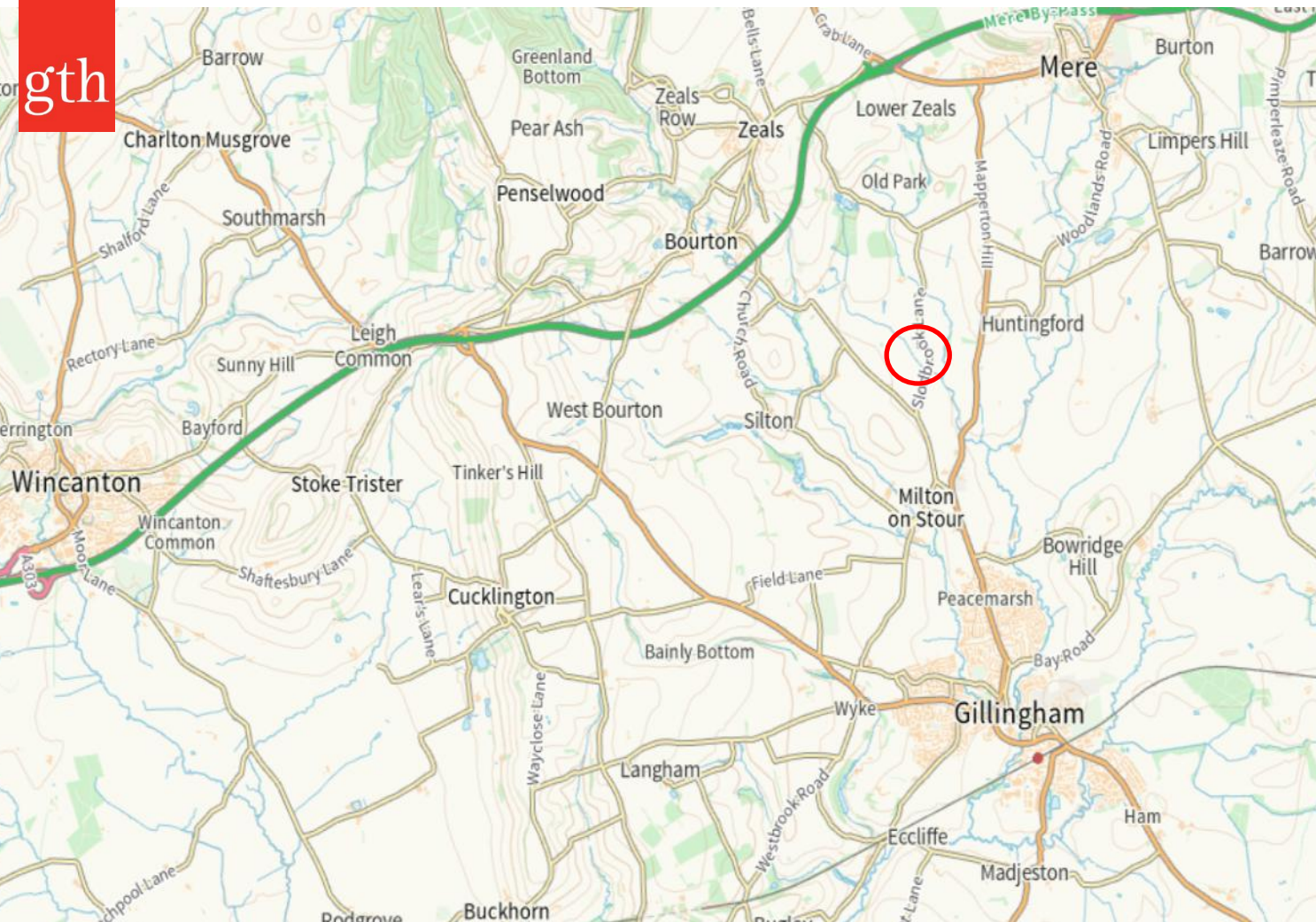
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### Method of Sale

The property will be offered for sale by Public Auction and online livestream auction on Wednesday 23rd October 2024 at 2pm at The Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL

It is possible the property may be sold prior to the action date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date





## Contact Details

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### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

### Consumer Protection Regulations

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

