



**Attractive Paddocks Situated In A Highly Sought After  
Edge Of Village Location**

**Lot 1 : 10.6 Acres**

**Lot 2 : 7.6 Acres**

**Whole : 18.2 Acres**

**Guide: £195,000+**

**Guide: £150,000+**

**Guide: £325,000+**

**For Sale By Informal Tender (Unless Sold Prior)**

**The Country & Equestrian Property Specialists**

## SITUATION

Tisbury 4.5 miles, Shaftesbury 5.3 miles, Hindon 8 miles (A303) Salisbury 18 miles,

The land is situated on the western edge of the desirable village of Donhead St Andrew, and enjoys an idyllic rural location within the Cranborne Chase Area of Outstanding Natural Beauty. Lying approximately 2 miles north of the A30 the property enjoys excellent access to the A303 and market town of Shaftesbury, which are located to the west & north respectively.

## DESCRIPTION

The attractive ring fence block of pasture is suitable for agricultural, equestrian or amenity use (subject to planning) offering an excellent opportunity in a sought after rural location.

Extending to some **18.2 acres** in total, of gently sloping pasture the land benefits from mature hedgerows and part stock and post & wire fencing to the boundaries.

The land enjoys good access from the village road with two access points marked A & B on the sale plan, approached through five bar gates.

## RIGHTS OF WAY

There are no known public rights of way across the land.

## SERVICES

Natural spring fed water troughs

## ENTITLEMENTS

There are no entitlements.

## SOLICITORS

A legal tender pack with full information on the site is being produced the vendors' solicitors:

## AUTHORITIES

Wiltshire Council Tel: 0300 4560100

## AGENTS NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

## DIRECTIONS

**From Shaftesbury** head east on the A30 towards Salisbury for about 3½ miles before turning left in Donhead St Andrew, signposted The Donheads. Continue along this road, through Milkwell & West End, turning left at the triangle, go past the church and proceed up the hill. The entrances to the land will be found on your left.

## VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact William Grant for further details or email [admin@foxgrant.com](mailto:admin@foxgrant.com) –

