



Cannfield Farm

Shaftesbury, Dorset

Carter Jonas

Cannfield Farm
Cann
Shaftesbury
Dorset
SP7 0EE

An attractive residential
former dairy farm serviced by
a 6-bedroom Grade II Listed
period farmhouse.

The homestead is located centrally within
the holding at the end of a private drive
and enjoys outstanding southerly views.

Located at the beginning of the entrance
drive is a modern 4-bedroom bungalow
subject to an agricultural occupancy
condition.

The farm offers numerous farming,
equestrian or biodiversity opportunities.

In all, about 289.47 acres.

For sale as a whole or in 4 separate lots.

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The Property

In the recent past, Cannfield Farm has been
servicing a productive dairy enterprise but
is suitable for a wide range of agricultural,
equestrian or lifestyle uses.

Set well-back from the council maintained
road, at the end of a private drive, the
farmhouse stands in its own lawned gardens
enjoying outstanding southerly views across
both the farm and Melbury Beacon and
Bulbarrow Hill in the distance.

At the entrance to the farm, there is a
detached 4-bedroom bungalow, built on the
site of one of the former gatehouses.

The holding is supported by a good range
of predominantly modern dairy, livestock
and other farm buildings, ideal to support
various livestock or equestrian enterprises.

The land which surrounds the farm and
buildings is serviced not only by the farm
drive, but also council roads on the north,
west and southern boundaries. The land
consists of numerous level and good-sized
fertile enclosures with much laid to an arable
rotation.

The topography and nature of the land also
offers additional biodiversity opportunities.

Location

Cannfield Farm is located some 2 miles to the south of Shaftesbury and is within easy reach of the A303 and Wincanton to the north. The market towns of Sturminster Newton (10.5 miles) and Blandford Forum (11 miles) lie to the south.

Shaftesbury offers a wide range of day-to-day facilities including supermarkets, surgeries and other shops.

There is a mainline railway station at Gillingham which offers regular train services to London, Waterloo and Paddington.

There are excellent state and independent schools in the area including the Port Regis Preparatory school, Bryanston School, Sherborne School and Hazlegrove Prep School.

Lot 1

Comprising the farmhouse, farm buildings and 165.42 acres.

The Farmhouse

Cannfield Farmhouse is situated at the end of a tree-lined private drive with lawned gardens to the south, an area of hardstanding and parking to the east, and a recently constructed stable block offering stables and tack room to the west with a workshop to the rear.

Comprising a detached Grade II Listed property constructed in approximately 1830 of render and stone elevations under a slate roof.

The house offers enormous charm and character offering good-sized family accommodation but also offering potential to be remodelled or extended to take full advantage of its location.

The property enjoys wide reaching southerly views across both the farm and open countryside beyond including Melbury Beacon and the Blackmore Vale.

The accommodation on the ground floor currently offers a formal entrance hall with stairs off and good-sized dining and sitting rooms to each side, both dual aspect rooms taking full advantage of the views. The hallway leads to an office with an original marble fireplace, farmhouse style fully fitted kitchen with Aga, and to the rear of the house, a spacious snooker room, further utility room, boot room with cloakroom off and tack room.

At first floor, the stairs lead to a landing with two impressive south facing double bedrooms a further three double bedrooms, single bedroom, family bathroom, shower room and cloakroom.

There is a secondary staircase that leads to attic space.

There are cellars below part of the ground floor.





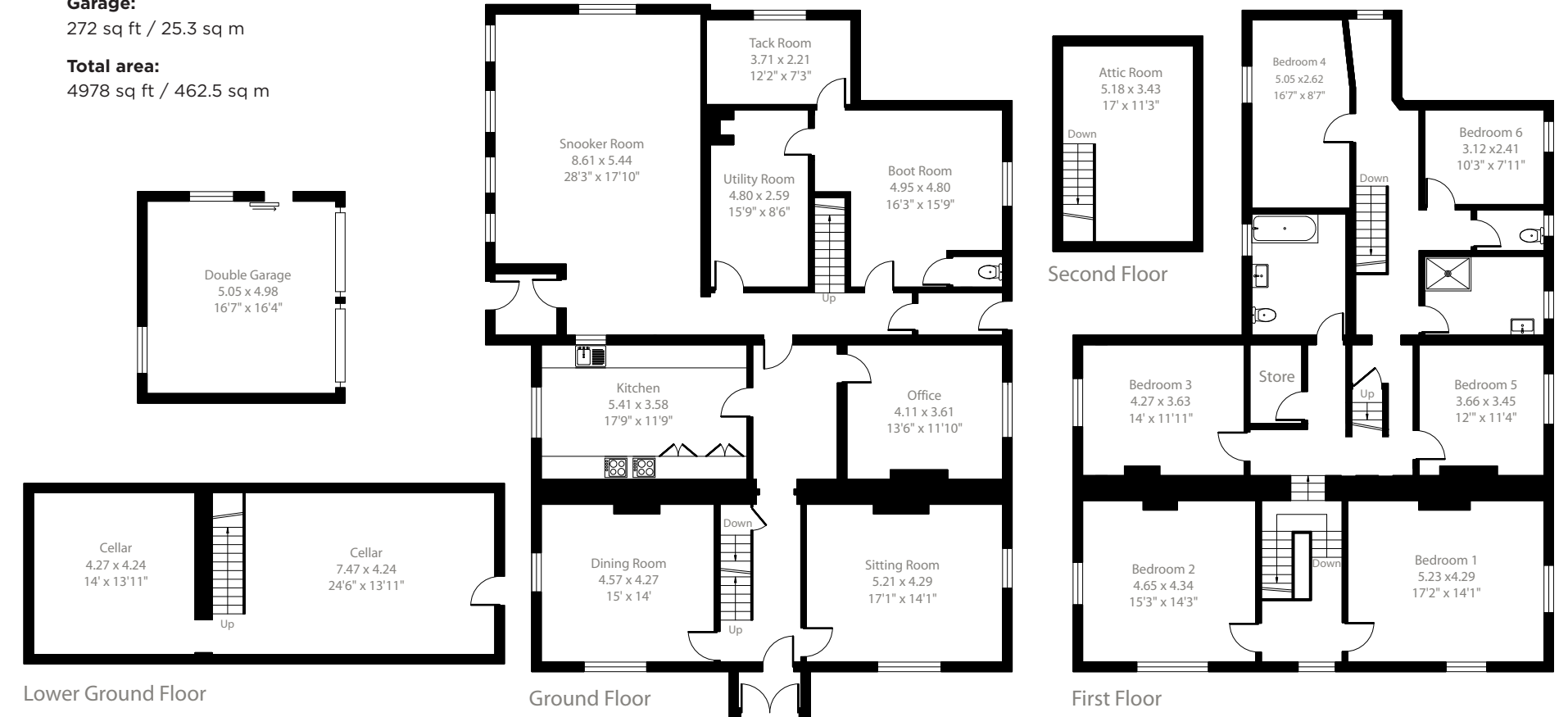
Floor plan

Cannfield Farm

Approximate area:
4706 sq ft / 437.2 sq m

Garage:
272 sq ft / 25.3 sq m

Total area:
4978 sq ft / 462.5 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Carter Jonas. REF: 1083835

Farm Buildings

The farm is serviced by a range of dairy and livestock buildings, ideal to service a number of farming or equestrian enterprises.



Building plan notes/schedule

No	Type of building	Area (9ft)	Description
1	Stock shed	90 x 36	Block and fibre cement.
2	Redundant general store		Block and fibre cement.
3	Garages and lean-to		Stone and fibre cement.
4	Dairy/parlour and collection yard	45 x 30	Steel and fibre cement. Block and clad walls.
5	Stock shed	120 x 35	Steel, fibre cement and precast concrete walls.
6	3 kennel buildings	100 x 65	142 places. Timber clad.
7	Silage clamp	120 x 50	Precast concrete panels.
8	Open feed area	120 x 35	
9	Fodder store	120 x 50	Steel and fibre cement. Open sided.
10	Workshop	40 x 20	Steel and fibre cement. Block walls and cladding.
11	Stables		



Land

The land provides privacy and amenity to the farmhouse and buildings. Access to the land is off the farm drive and the council road on the western boundary.

In the recent past, much of the land has been farmed in an arable rotation in conjunction with the dairy. The home field in front of the house is laid to permanent pasture.

The majority of the fields are divided into good-sized, manageable enclosures and are capable of supporting a wide range of enterprises.



Lot 2: Cannfield Lodge

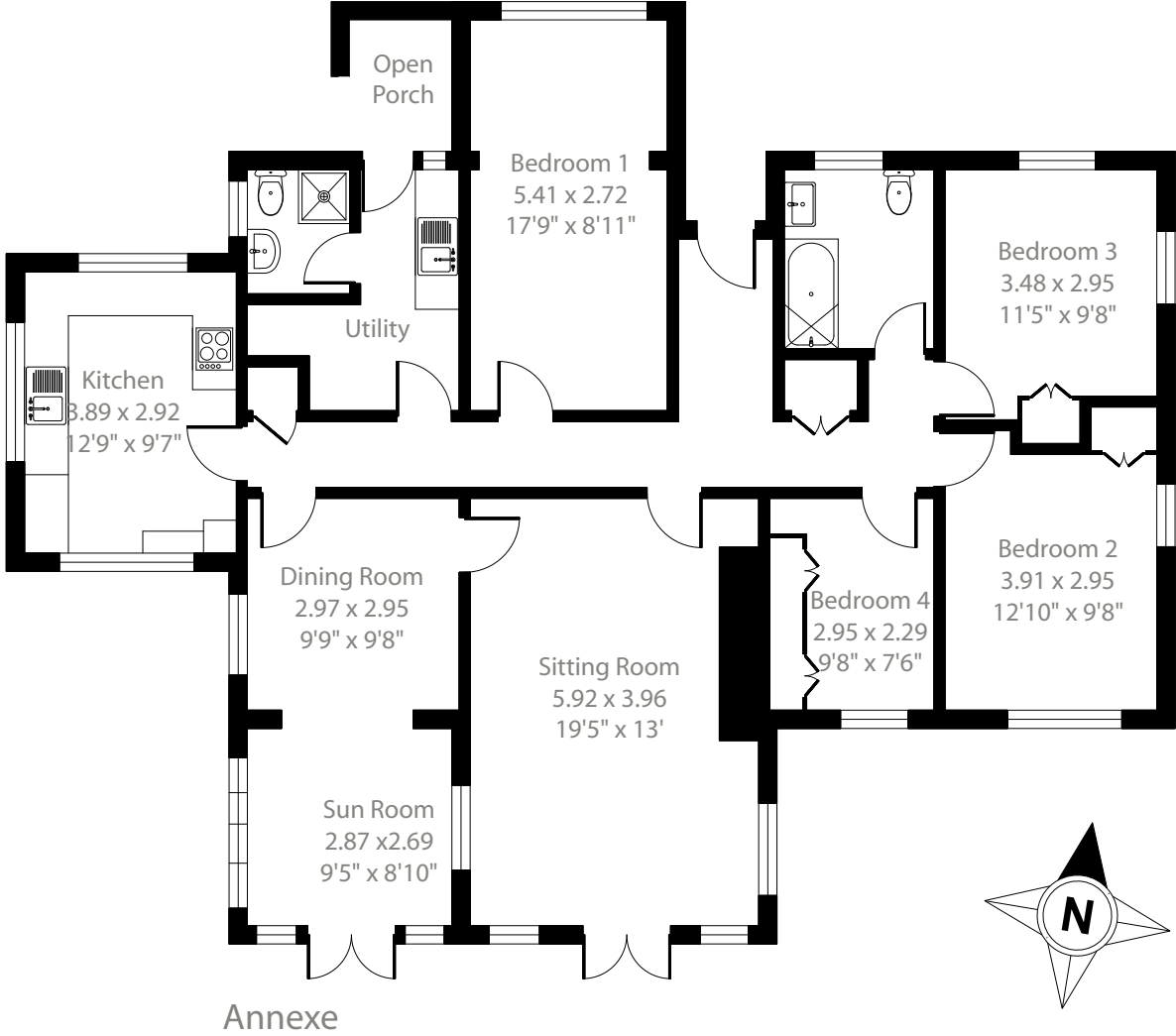
Located off the entrance drive is a modern, detached, agriculturally tied 4-bedroom bungalow. The bungalow, known as Cannfield Lodge was built on the site of a pair of entrance lodges. The bungalow lies within its own garden and is constructed of stone elevations under a tiled roof and offers accommodation of kitchen, utility room, dining room with adjoining conservatory, sitting room, 4-bedrooms and a bathroom.



Floor plan

Cannfield Lodge

Approximate area:
1428 sq ft / 132.7 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Carter Jonas. REF: 1083835

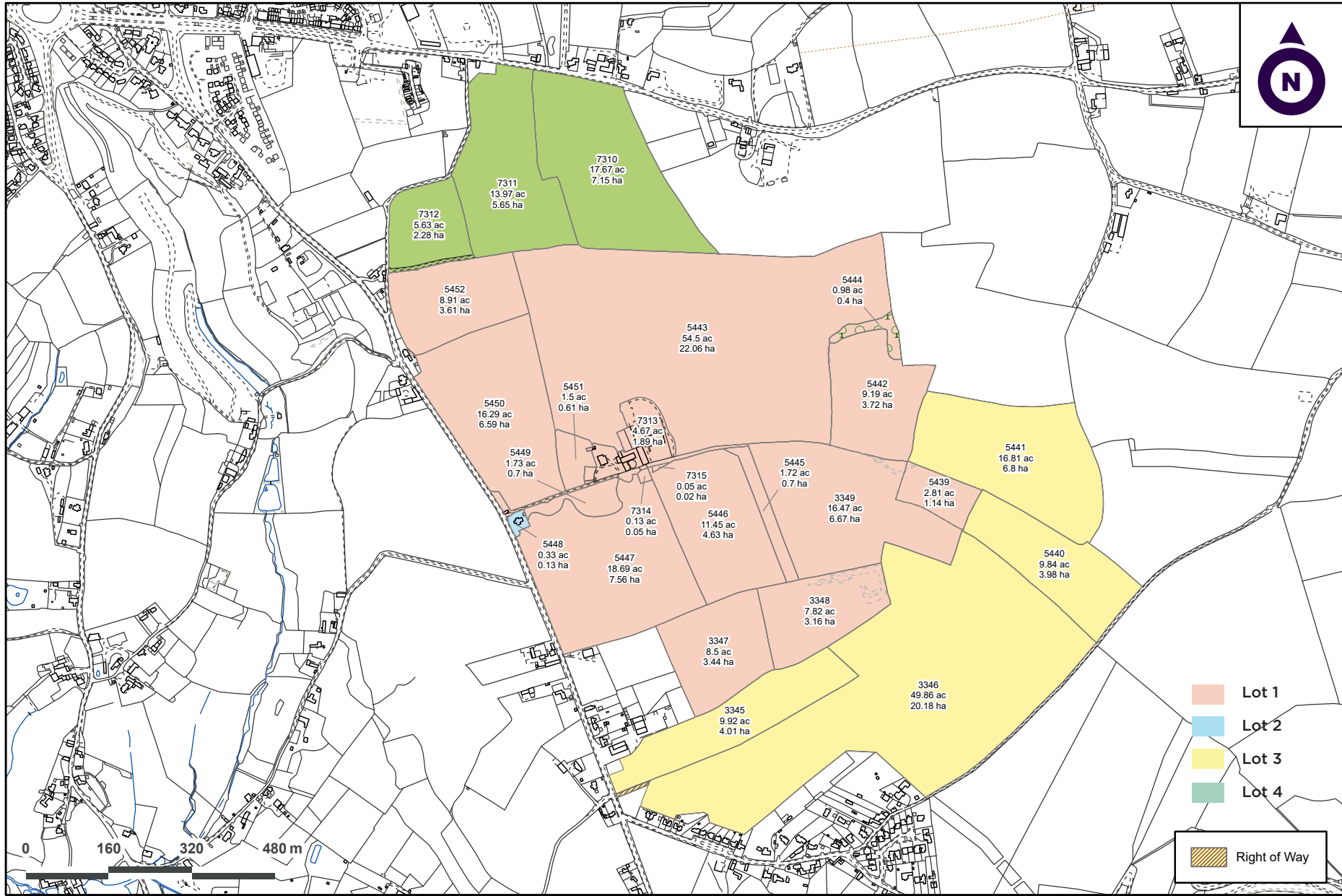
Lot 3: Land totalling 86.44 acres

A parcel of some 86.44 acres of good-quality arable land, divided into four enclosures enjoying access off the council-maintained road lying on the western boundary.

Lot 4: Land totalling 37.28 acres

A further parcel of highly productive and level arable land. Lying in a strategically advantageous location abutting the A30 and situated close to the town boundaries of Shaftesbury.





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Method of Sale

The farm is for sale by private treaty as a whole or in up to 4 lots.

Tenure & Possession

Vacant possession is available upon completion.

Listing Status

The farmhouse is Grade II Listed.

Services

The farm is connected to mains water which services the bungalow and is available when required for the balance of the holding. There is also a private borehole supply that currently services the farmhouse, farm buildings and land.

Mains electricity is available to both dwellings and the farm buildings.

Both dwellings are connected to private drainage systems.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Wayleaves Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The farm enjoys a right of way along the most eastern edge of the arable field lying below Charlton Fields Farm. In addition, There is a public bridleway adjoining the southern boundary of the farm.

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

Fixtures & Fittings

It should be noted that the Parlour and Dairy fittings are tenants' fixtures and are excluded from the sale of the farm. The fixtures will be removed before completion and the property made good. These fixtures may be available by separate negotiation.

EPC Ratings

Cannfield Farmhouse: EPC rating of F.
Cannfield Lodge: EPC rating of D.

Council Tax

Cannfield Farmhouse: Band G.
Cannfield Lodge: Band D.

Local Authority

Dorset Council
www.dorsetcouncil.gov.uk

Overage

Lot 4 will be sold subject to an overage in respect of planning for residential development. Should permission be granted within a period of 25 years from completion of the sale, the vendors will be entitled to 25% of the uplift in value as a result of the permission.

Viewings

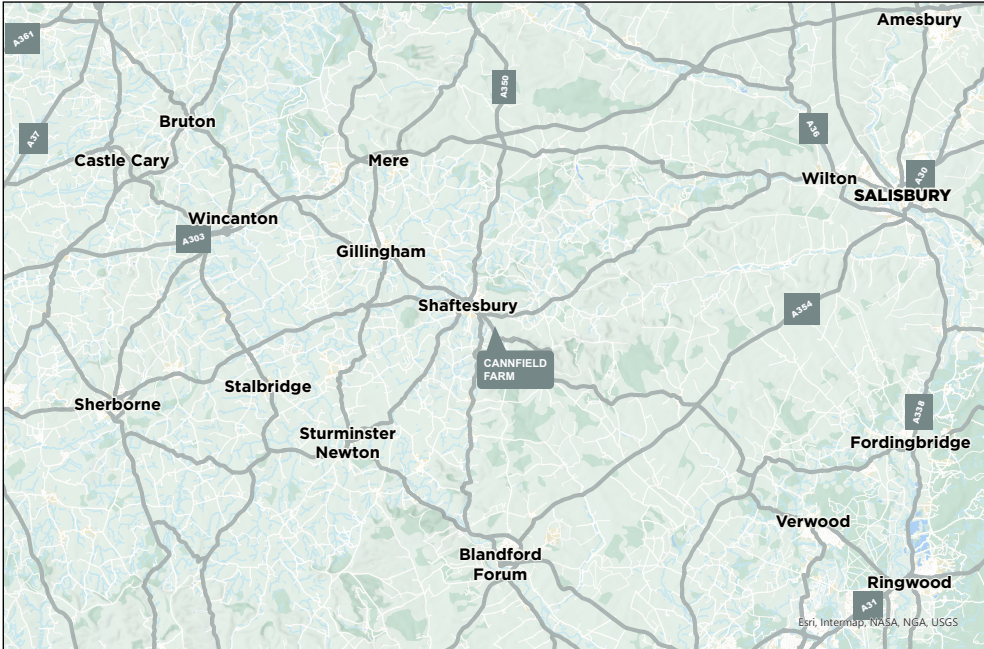
By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

Directions

From Shaftesbury, follow the B3081 signed to Blandford/Melbury Abbas, after about 0.7 miles, the farm entrance drive will be found on the left hand side.



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