



Watton Hill

Bridport, Dorset

Carter Jonas



Watton Hill
Bridport
Dorset
DT6 3DU

One of Bridport’s iconic hills
and surrounding land.

Watton Hill comprises one of the iconic hills surrounding Bridport on the northern side of the town adjoining Bradpole and Pymore. It is divided between several pasture paddocks, larger pasture enclosures, attractive woodland, and productive arable land.

In all extending to 82.30 acres.

For sale by private treaty as a whole or in up to five lots.

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Location

Watton Hill is located on the northern edge of the market town of Bridport close to the villages of Bradpole and Pymore and about three miles from the world-famous Jurassic Coastline, all located within the historic and picturesque Dorset National Landscape (Area of Outstanding Natural Beauty).

The Land

Watton Hill is divided between several pasture enclosures and paddocks, some of which slope down to adjoin the residential gardens of the properties along St Andrews Road, and Knightstone Rise, which forms the eastern boundary of the land.

On the southern side of the property is a parcel of mixed woodland running down to the southern boundary with the residential gardens of the properties along Claremont Road.

On the western side of the land are two parcels of gently sloping arable land with access from Pymore Road, which forms the western boundary of the property. Much of the land falls within one main parcel, except for the two arable field enclosures adjoining the Sir John Colfox Academy, which are separated from the main parcel by Gipsy Lane and Dodham's Lane and form the northern boundary of the land. The land extends in all to 82.30 acres and is offered for sale as a whole or in five separate lots more specifically described below.

Given that Watton Hill is situated on the edge of Bridport, adjoining the residential development boundaries of the town (with part of Lot 3 falling within the development boundary), the land may have development potential, subject to obtaining the necessary consent.

Lot 1 comprises four arable enclosures together with the principal area of Watton Hill which is divided between permanent pastureland and attractive mixed woodland. In all, Lot 1 extends to 50.41 acres. Access is available to the arable land along the western boundary

from Pymore Road and along the southern boundary from Claremont Road via a right of way over Lot 5.

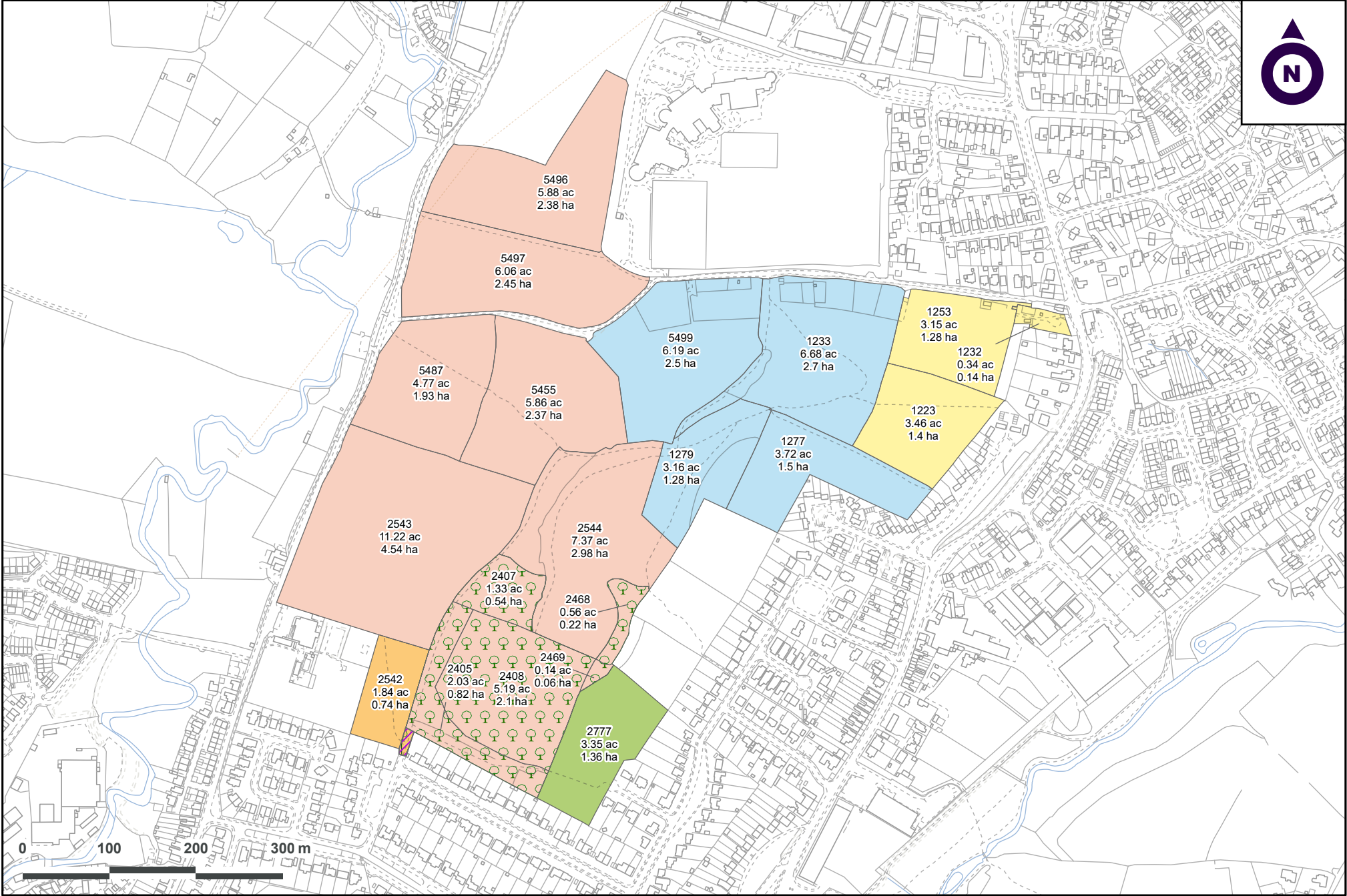
Lot 2 comprises four pasture enclosures. The two northernmost enclosures slope gently up from Dodham's Lane to form the northern end of Watton Hill. The south eastern enclosure slopes down to adjoin Knightstone Rise whilst the south western enclosure adjoins Lot 1. In all Lot 2 extends to 19.75 acres. Access is available from Dodham's Lane which forms the northern boundary of the land.

Lot 3 comprises a storage area adjoining St Andrew's Road leading to two pasture enclosures south of Dodham's Lane. The storage area falls within the defined development boundary and therefore has significant potential for residential development. In all Lot 3 extends to 6.95 acres. Access is available from St Andrew's Road along the eastern boundary.

Lot 4 comprises a gently sloping pasture paddock of 3.35 acres which adjoins Watton Hill and the residential properties on the road known as Watton Gardens, with access from Watton Gardens to the east.

Lot 5 comprises a gently sloping pasture paddock which adjoins Watton Hill to the east, St Catherine's Catholic Primary School to the west, and the residential properties along Claremont Road to the south. Access is from Claremont Road. Lot 5 extends in all to 1.84 acres (including the access from Claremont Road).





Land plan

- Lot 1 50.41 acres
- Lot 2 19.75 acres
- Lot 3 6.95 acres
- Lot 4 3.35 acres
- Lot 5 1.84 acres

Method of Sale

The property is offered for sale as a whole or in up to five separate lots by private treaty. Potential purchasers may express interest in different combinations of lots/part lots, and the agents reserve the right to amend the lotting.

Tenure

The freehold of the property is offered for sale.

Environmental Schemes

The land is not entered into any stewardship schemes.

Overage

The land will be sold subject to overage in respect of permission for non-agricultural, non-equestrian, non-horticultural, and non-forestry uses. The vendors will be entitled to 25% of the uplift in value from permission for such uses within 30 years of completion. For the avoidance of doubt, overage will not be triggered by use of the land for biodiversity net gain/nitrate offsetting, etc.

Wayleaves, Easements, Covenants & Rights of Way

There are public footpaths crossing the land. The Monarch's Way crosses Lot 1 running from the western boundary and around the northern end of Watton Hill. There is a public footpath running along the western boundary of Watton Hill up to Dodham's Lane along the northern boundary. There is also a public footpath running between the two northern arable fields.

Health & Safety

Potential purchasers should take particular care when inspecting the land, being mindful of livestock and machinery which may be present at the time of inspection, as well as potentially steep and slippery surfaces.

Local Authority

Dorset Council (West Dorset)
www.dorsetcouncil.gov.uk

Viewings

Potential purchasers may view the land during reasonable daylight hours with a set of these sales particulars in hand after informing either of the joint selling agents, Carter Jonas (01823 428590) or Symonds & Sampson (01305 236237).



- Lot 1: [///sing.nightlife.powerful](https://www.what3words.com/sing.nightlife.powerful)
- Lot 2: [///earplugs.join.chair](https://www.what3words.com/earplugs.join.chair)
- Lot 3: [///loopholes.developer.hugs](https://www.what3words.com/loopholes.developer.hugs)
- Lot 4: [///swelling.types.muted](https://www.what3words.com/swelling.types.muted)
- Lot 5: [///journals.farmed.resources](https://www.what3words.com/journals.farmed.resources)



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