



Shillingstone

Blandford Forum

Guide Price
£150,000

An exciting opportunity to acquire approximately seven acres of well situated land on the edge of the popular North Dorset village of Shillingstone, close to the village of Child Okeford and within easy reach of the Blackmore Vale countryside. The land comprises approximately five acres with existing planning permission for camping and two acres of agricultural land, with river fishing rights and far reaching views towards the iconic Hambledon Hill.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Land

Extending to approximately seven acres in total, the land is split across two uses, with approximately five acres benefitting from existing planning permission for camping and the remaining two acres being agricultural. Bordered by a river over which fishing rights are held, the plot backs directly onto the Trailway, the beloved off-road cycling and walking route following the former Dorset Central Railway line through the Blackmore Vale. Far reaching views towards Hambledon Hill can be enjoyed from the land, one of Dorset's most celebrated landmarks and a Site of Special Scientific Interest, offering miles of walking and outstanding natural beauty right on the doorstep. The Trailway draws a significant number of cyclists, walkers and families throughout the year, providing a ready-made source of footfall for any leisure or hospitality business looking to capitalise on the location.

The Camping Permission and Income Potential

Planning permission is in place for up to 50 tent pitches, with camping permitted for 60 days per year across the July to August period, with flexibility for the dates to be adjusted to suit. At the current rate of £22 per pitch per night, full occupancy across the permitted period represents a significant turnover from camping alone, providing an immediate and established income framework from day one. Beyond this, the combination of river fishing rights, proximity to the Trailway, outstanding countryside views and a fantastic rural setting opens the door to a host of complementary ventures. Glamping, fishing day tickets, countryside events, outdoor experiences and nature retreats are just some of the possibilities, and the location lends itself to almost any rural leisure or hospitality concept a new owner might wish to pursue.

Location

Shillingstone is a popular and well regarded North Dorset village in the heart of the Blackmore Vale, close to the village of Child Okeford. The market towns of Blandford Forum, Sturminster Newton and Shaftesbury are all within easy reach, with good road links to the wider area. The surrounding landscape is among the finest in Dorset, with Hambledon Hill, the Trailway and the river all forming part of the immediate setting. This combination makes it a destination that draws visitors from across the region and beyond. An early viewing is highly recommended to fully appreciate the position, potential and setting this land has to offer.

Postcode DT11 0QY

What3words
///bypassed.tolerates.admires

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.