

Buildings At Trapdoor Farm Village Road To Trapdoor And Henbury

, East Orchard, SP7 0LG

Guide price £475,000

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Buildings At Trapdoor Farm

, East Orchard, SP7 0LG

Stunning Development Opportunity

A rare opportunity to acquire a well-positioned rural development site on the edge of the hamlet of East Orchard, set within approximately two acres of land and surrounded by open Dorset countryside.

Buildings at Trapdoor Farm, Village Road to Trapdoor and Henbury Farm, East Orchard, Shaftesbury, Dorset SP7 0LG - Planning application: P/FUL/2025/05069

The site currently comprises a collection of former agricultural buildings and yard areas, with a planning consent approved by Dorset Council (Ref: P/FUL/2025/05069) for consent for the demolition of the existing buildings and the erection of three new dwellings, together with associated landscaping, groundworks, access and parking.

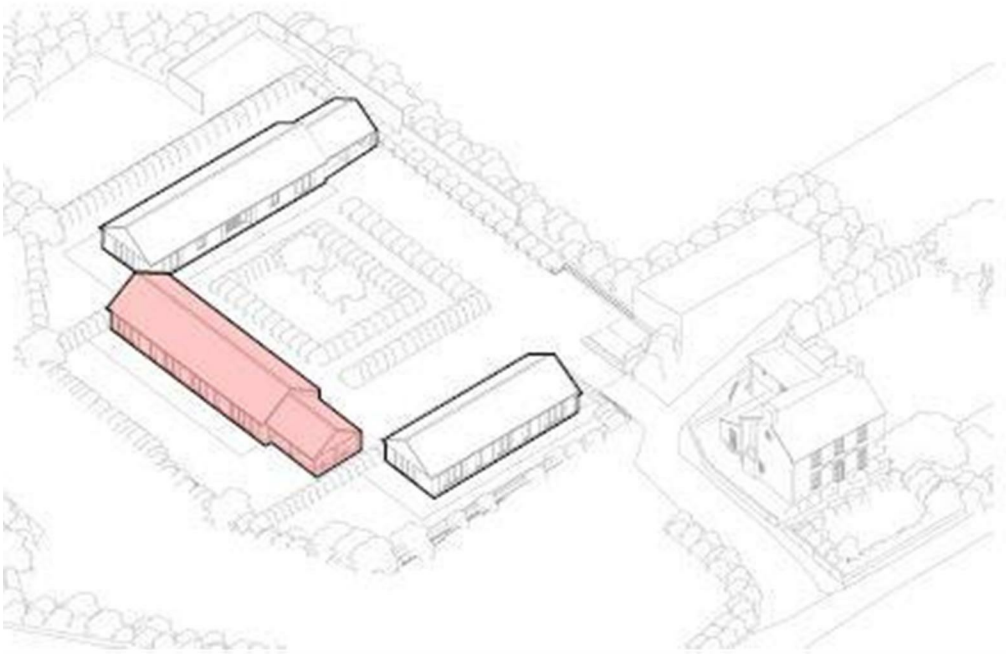
The site previously benefited from an approved Class Q Prior Approval (Ref: P/PAAC/2024/03521) for the conversion of the agricultural buildings into three residential dwellings, establishing the principle of residential development on the site.

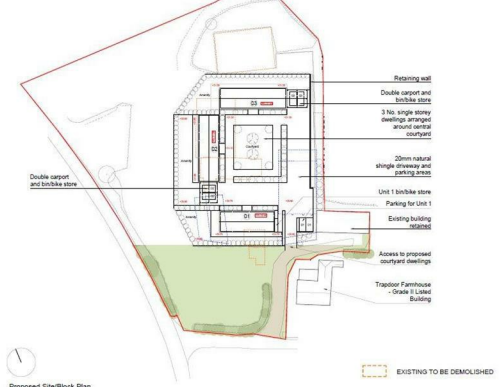
The current full planning consent offers an enhanced approach, with the approved new-build dwellings designed to better suit modern living requirements, while respecting the rural character of the surrounding area.

A large barn is included (surplice to the current consent) within this offering, and in the agents opinion, subject to relevant future consent approval this may allow for another residential dwelling.

Location

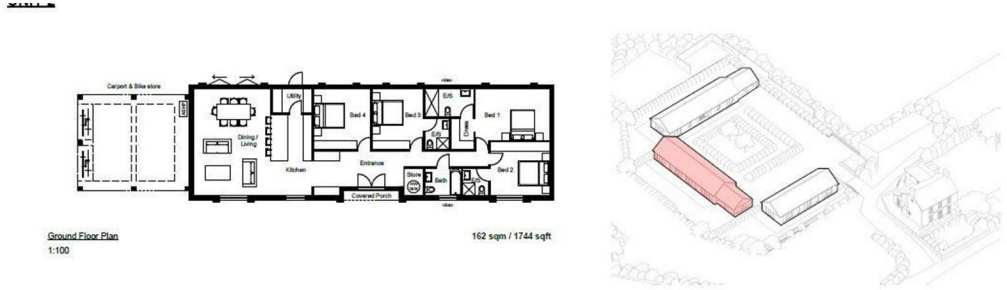
East Orchard is a small, attractive rural hamlet lying approximately four miles south of Shaftesbury and within easy reach of Gillingham, which provides a mainline railway station with direct services to London Waterloo. The area is well known for its rolling countryside, walking routes and access to the Cranborne Chase Area of Outstanding Natural Beauty.



















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WIENERBERGER KASSANDRA MULTI FACING BRICK, BRICK BANDING AND DETAILS

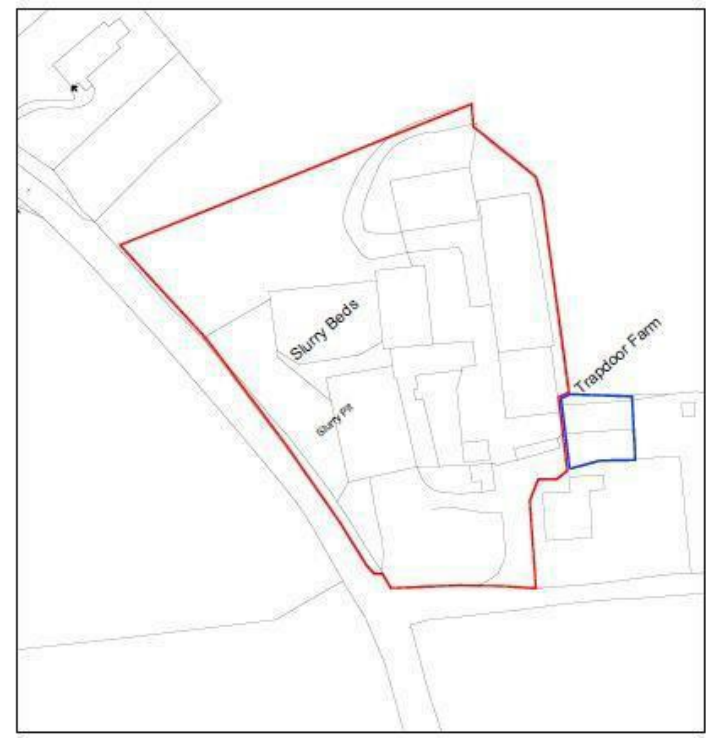
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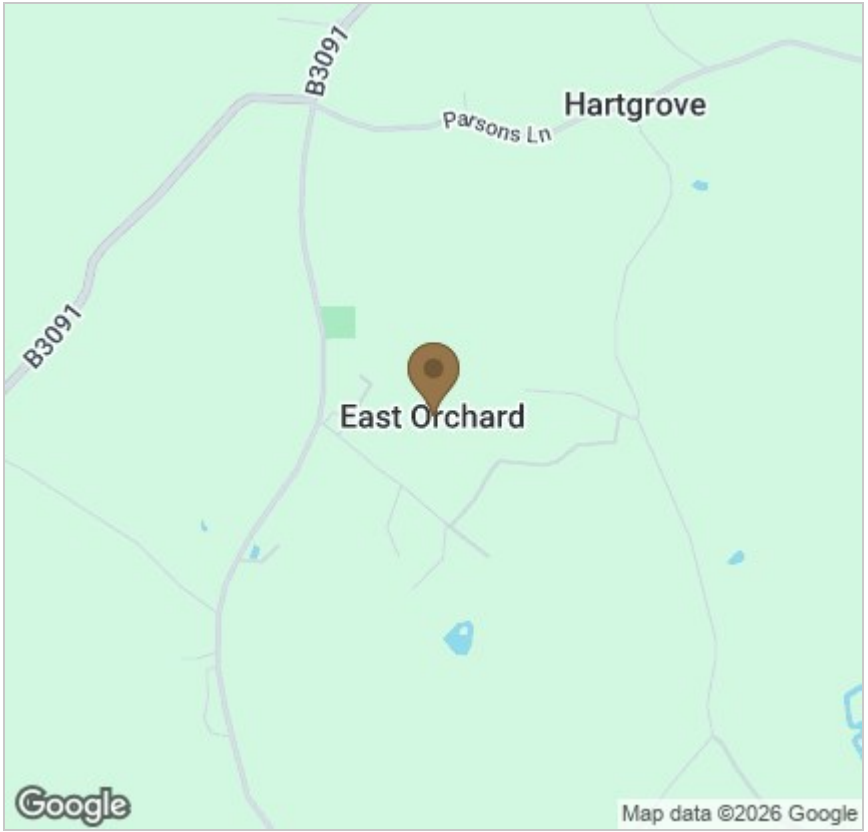
MARLEY CEDRAL CEMENT LAPBOARD IN BROWN



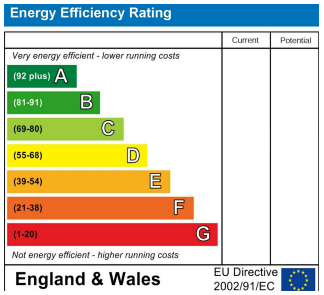
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our StQ Property Group Office on 01202877123
if you wish to arrange a viewing appointment for this property or require further information.

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