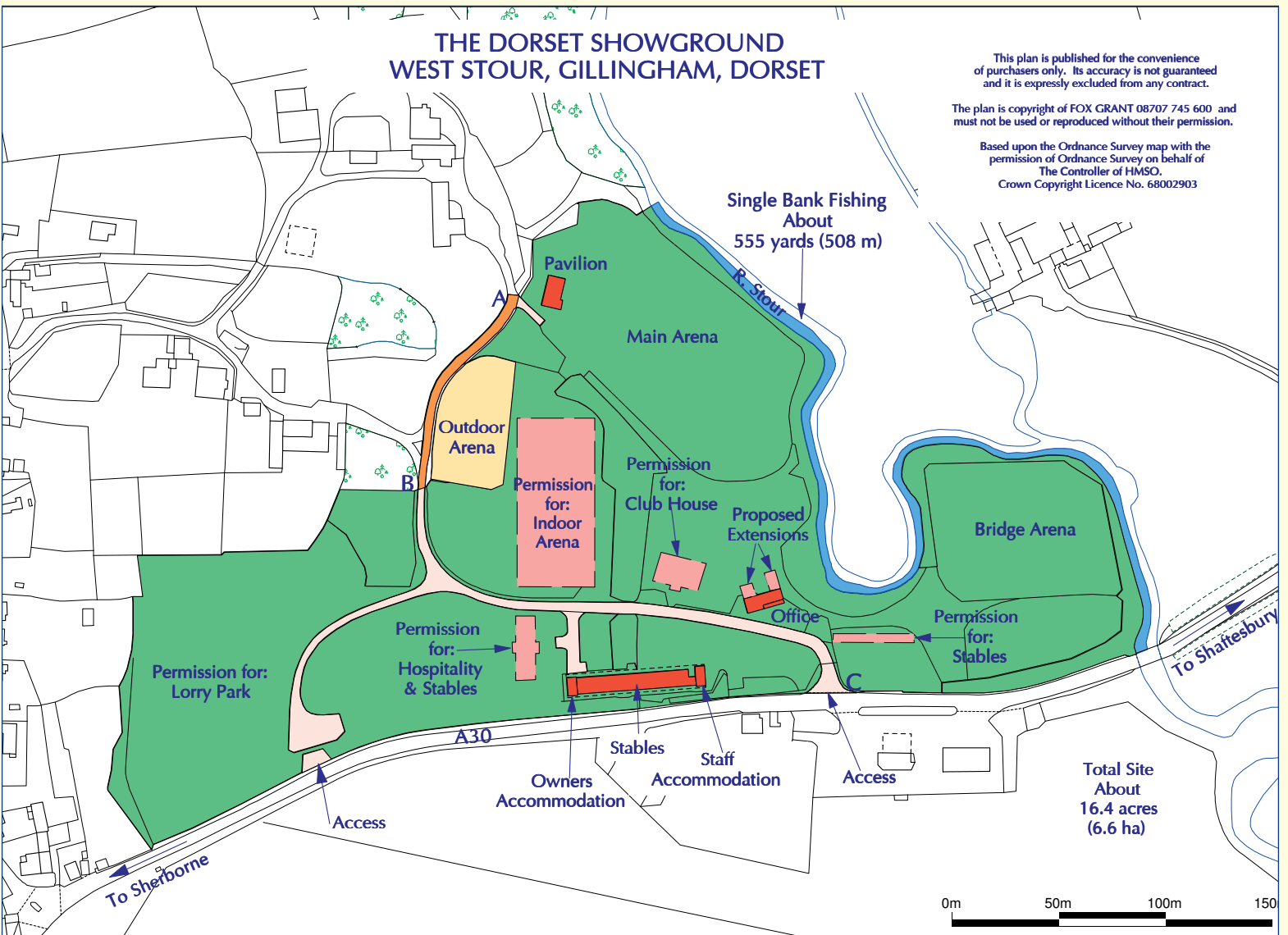


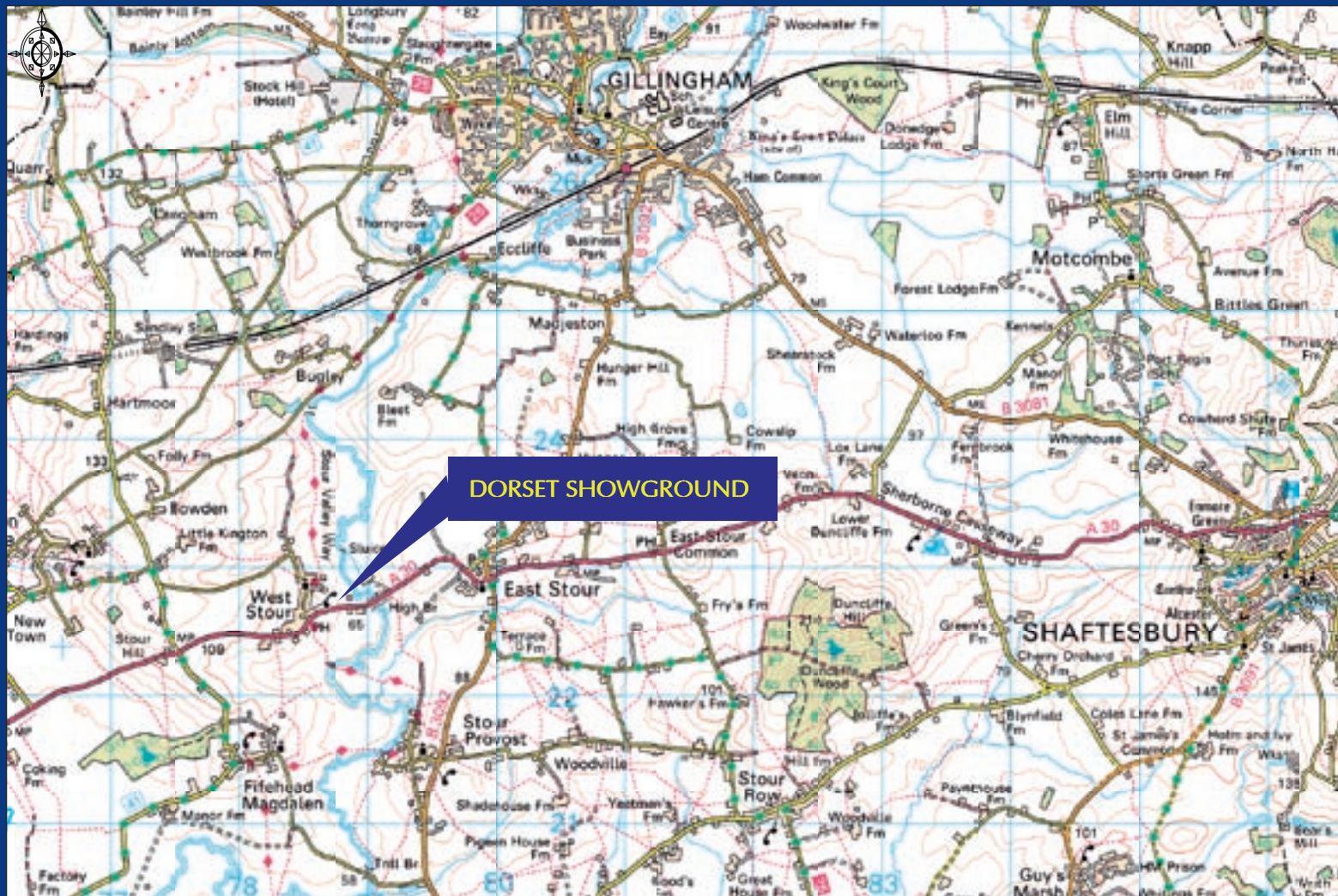
## THE DORSET SHOWGROUND WEST STOUR, GILLINGHAM, DORSET

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## DIRECTIONS

From Shaftesbury take the A30 heading west towards Sherborne. Pass through the village of East Stour. On entering the village of West Stour signboards for the entrance to the Dorset Showground will be seen on the right hand side opposite the petrol station.

Postcode SP8 5RJ

## VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact William Grant or Sara Netherway



William Grant



Sara Netherway

# FOX GRANT

Leading Rural Estate Agents

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# THE DORSET SHOWGROUND

West Stour, Gillingham, Dorset



FOX  
GRANT

## SITUATION

Gillingham 4 miles, Shaftesbury 6 miles, A303 7 miles, Sherborne 10 miles, Yeovil 15 miles, Salisbury 25 miles, Bath 38 miles.

**Mainline trains:** Gillingham to London (Waterloo) Approx. 2hrs.

**Airports** Bournemouth 37 miles, Bristol 44 miles.

**The Dorset Showground** is superbly located off the A30 in the pretty village of West Stour in North Dorset and only some 7 miles from the A303 linking the South West and London, via the M3. With its existing and proposed facilities The Showground provides a rare and outstanding opportunity to acquire an established equestrian business with further development potential.

**Education** The area is well positioned for public and private schooling and is within easy reach of Port Regis, St Mary's Shaftesbury, Sandroyd, Clayesmore, Sherborne Girls & Boys, Leweston, Bruton School for Girls, Kings and Sexey's at Bruton, as well as a good comprehensive school in Gillingham. For further details see [www.isc.co.uk](http://www.isc.co.uk) for independent schools and [www.1.dorsetforyou.com/learning](http://www.1.dorsetforyou.com/learning) for state schools information.

**Local, Sporting & Recreational** The village of West Stour has a church, public house, village hall and garage with shop and off-licence. Local everyday shopping is available in the nearby towns of Gillingham, Shaftesbury and Sherborne, whilst Yeovil and the cities of Salisbury and Bath provide a more comprehensive range of retail and leisure facilities. In addition to the facilities at the showground, there is plenty of scope for outdoor enthusiasts to enjoy the surrounding area on foot, on bicycle or on horseback. Racing is at Wincanton, Taunton, Bath and Salisbury. Hunting is with the Blackmore & Sparkford Vale and neighbouring Portman and South & West Wilts. Golf can be played at Sherborne and Tollard Royal. Water sports and sailing can be enjoyed at Weymouth (sailing venue for the 2012 Olympics), Poole and along the south coast.

## THE DORSET SHOWGROUND

Established in 2000 the current vendors have developed this park like venue into what is now one of the leading equestrian show jumping grounds in the South of England, attracting competitors from all over the country, with competitions being held from May through to August. Although principally equestrian the site provides for a varied selection of activities from classic car rallies to craft and antique fairs. The venue also lends itself to hosting weddings, parties and social functions.



## ACCOMMODATION

There are two units of accommodation at either end of the main stable block, amounting in total to some 4,660ft<sup>2</sup>. The accommodation is subject to the following conditions:

- Occupation of the residential accommodation shall be limited to persons solely or mainly employed at The Dorset Showground, or a widow or widower of such persons, or main resident dependants.
- The remainder of the building shall be used for purposes directly related to The Dorset Showground as an Equestrian Centre (including livery use) and for no other purpose.

The **Owner's unit** comprises:-

- Entrance Hall into large Utility on ground floor
- Living room, Kitchen/dining area & Study
- 2 Bathrooms
- Bedroom & dressing room
- Large Attic

The **Groom's unit** comprises:-

- Entrance Hall
- Sitting room, Kitchenette
- Bedroom
- Bathroom
- Garage with door through to Wash room with 2 wet rooms including shower & WC.

## FACILITIES

### EXISTING

**Stable Block:** Brick & block construction with tiled roof, timber doors & timber canopy; split into 29 boxes with tack and wash room facilities

**Main Arena:** Landscaped grass show jumping arena

**Pavilion:** Brick & timber construction with tiled roof and covered spectator's area. Internal: entrance hall, cloakrooms, kitchen, luncheon/dining room with seating for approximately 24, commentator's/judge's box.

**Bridge Arena:** Grass show jumping arena

**Outdoor Arena:** 60m x 30m with all weather surface

**Office:** Reconstituted stone & block construction with tiled roof, with 3 offices, toilet block & shower facilities

### PLANNING PERMISSIONS

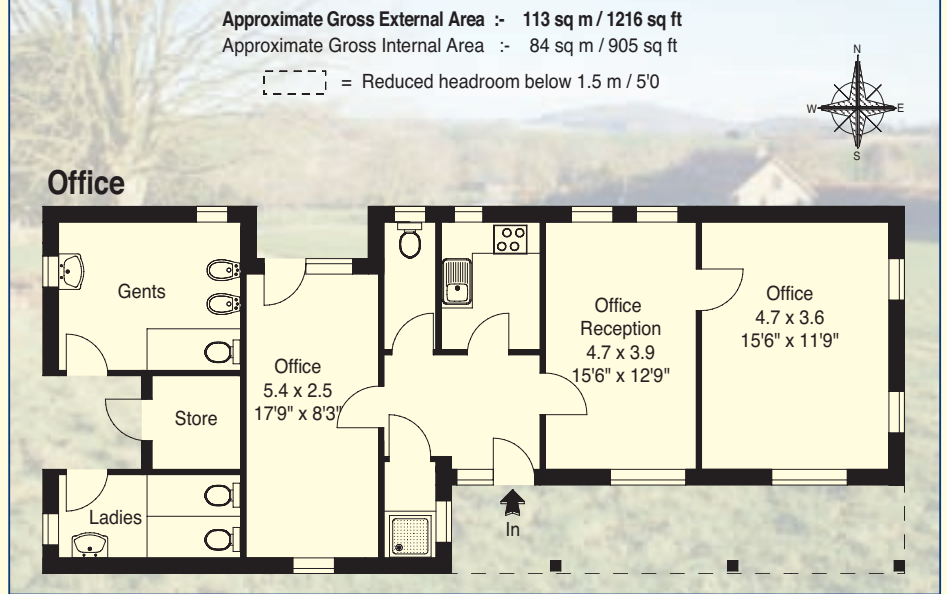
**Indoor Arena:** Planning consent granted in February 1981 (Ref: 2/81/147(67)) to erect a building to house an indoor riding school of 260' x 120' (31,200ft<sup>2</sup>). The first phase foundations were constructed within the 5 years after the permission was granted and hence the permission is extant.



The Dorset Showground, West Stour, Gillingham. SP8 5RJ



The Dorset Showground, West Stour, Gillingham, Dorset SP8 5RJ



**Hospitality Building & Stables:** Planning consent granted in May 2007 (Ref: 2/2007/0213) to erect a block of 12 stables with a hospitality suite and function rooms over to the west of the existing stable block.

**Club House:** Planning consent granted in August 2003 (Ref: 2/2002/0778) in the same application as the Stable block, which has already been erected therefore the permission is extant.

**Office Extensions:** Planning consent granted in November 2007 (Ref: 2/2007/1024) for the erection of 2 single storey extensions to the rear of the existing office.

**Stables:** Planning consent granted in November 2007 (Ref: 2/2007/1027) for the erection of a wooden stable block of 10 stables on the east of the site.

**Lorry Park:** Planning consent granted in June 2007 (Ref:

2/2007/0375) to form hard standing for parking of horse transporters and horse boxes.

The sale plan illustrates where all planning permissions will be located on the showground. Full details of all planning permissions are available to view at the Agents offices.

**LAND**

The site amounts to some **16.4 acres** (6.63 ha), the majority being permanent pasture with small areas of woodland. The eastern boundary of the property borders the River Stour over which the property enjoys single bank fishing rights (approximately 555 yards).

The vendor will consider selling a reduced area. For further details contact the agent.

**Property Misdescriptions Act 1991**

The Agents 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 The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There are no public rights of way across the property. The neighbouring property Church Farm has a right of access along the section of driveway **B - C**, as seen on the sale plan for equestrian transport only. The purchaser of The Dorset Showground will have a right of access along a section of driveway marked orange on the sale plan and between points **A - B**.

**Flooding** The grass show jumping arenas have flooded in previous years usually in the winter.

**Single Farm Payment** The land is registered for the scheme. The entitlements are included within the sale price.

**Authorities**

North Dorset District Council Tel: 01258 454111  
Dorset County Council Tel: 01305 251000

**Business Rates** £3,800

**Services** Mains water and electricity, geo-thermal central heating coupled with under floor heating in both residences, private drainage to a septic tank.

**Tenure** Freehold with vacant possession upon completion.

**Fixtures & Fittings** Unless mentioned specifically all fixture and fittings are excluded from the sale but may be available by negotiation.

**Solicitors** Bonallack & Bishop, Salisbury Attn: Georgina Walters  
Tel: 01722 422300.

**Particulars** Prepared by Fox Grant in January 2010.

