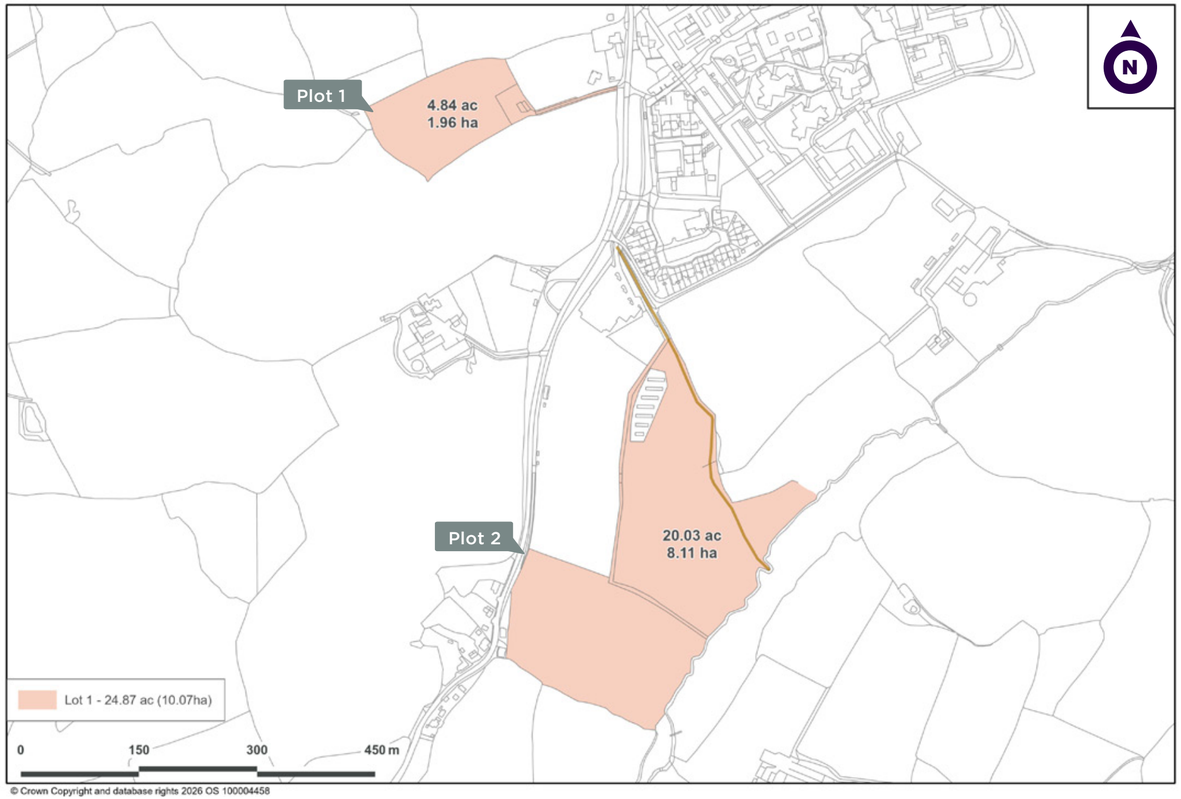


Plots 1 & 2 Guys Marsh
Guys Marsh
Shaftesbury
Dorset
SP7 0AH

Available to let on behalf of the Ministry of Justice - 24.87 acres of pastureland. Plot 1 is serviced by a timber stable block and concrete yard.

To let by informal tender on a 3-year Farm Business Tenancy.



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The Land

Pastureland suitable for low intensity conservation grazing, hay production or other environmental actions.

Plot 1 – is equipped with a timber stable block comprising of three loose boxes and concrete yard. The site extends to approximately 4.84 acres (1.96 Hectares). The stables are in a dilapidated state.

The new Tenant may, with the Landlord's prior written consent, undertake repairs, alterations, improvements, or demolition of the stable block, entirely at the tenant's own cost and risk.

Should the tenant wish to demolish the stable block, the Landlord would be willing to consider an appropriate rent-free period as a contribution towards the cost of the works, subject to the scope of the works being agreed in advance. The access track is very overgrown and it will be the incoming Tenants responsibility to clear the access.

Plot 2 - extends to 20.03 acres, comprising two parcels of pastureland.

The land has not been grazed or mowed for a number of years and and may require some initial management to repair, maintain or improve access / boundaries / features.

Location

The Land at Guys Marsh is accessed off the B3091.

The Land lies approximately 2 miles south west of the medieval town Shaftesbury and circa 5 miles south east of Gillingham. The land lies some 10.5 miles south of the A303.

Carter Jonas

Ministry of Justice's Approach

The Ministry of Justice's policy is to maintain and/or improve biodiversity on its land holdings. Land must be managed in an environmentally sensitive manner, therefore operations that are likely to decrease the biodiversity will not be allowed.

Method of Letting

The land is offered to let by informal tender on a 3-year Farm Business Tenancy.
A tender information pack will be available from the Agents.

Health & Safety

Potential tenants should take particular care when inspecting the property being mindful of potentially uneven and slippery ground surfaces, as well as brambles and other plants which may be present, but potentially overgrown at the time of inspection.

Wayleaves, Easements & Rights of Way

A right of access, coloured brown on the plan, is to be reserved by the Landlord, for access to the stream for recreation purposes.

There are no public rights of way passing through the land.

Local Authority

Dorset Council
www.dorsetcouncil.gov.uk

Viewings

Applicants can view the land during reasonable daylight hours (on foot only) with a set of these particulars in hand, after informing the agents, Carter Jonas.

Directions

Plot 1 is accessed through a five bar gate via a private track, which is currently very overgrown.

Plot 2 is accessed along the land next to the Guys Marsh visitor's car park.

what3words

Plot 1: ///pizzeria.readily.pasting

Plot 2: ///heckler.warnings.sticks

Photographs taken June 2025.



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Important Information

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