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High Lea Farmhouse and Buildings,
Wimborne, Dorset, BH21 5AA

High Lea Farmhouse and Buildings, Witchampton, Wimborne, Dorset, BH21 5AA

A most unusual opportunity of five lots being sold by auction on Friday 25th October 2024, comprising a substantial Victorian farmhouse and associated buildings in various states of repair, on a prestigious site between Wimborne and Cranborne, and a Victorian cottage in the nearby hamlet of Hinton Parva.

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Lots starting bids as follows:

Lot 1 High Lea Farmhouse	£900,000
Lot 2 Hayward Buildings and Paddock	£600,000
Lot 3 The Grain Stores and Paddock	£450,000
Lot 4 The Old Farm Buildings	£750,000
Lot 5 47/48 Hinton Parva	£600,000



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HIGH LEA AND HINTON PARVA

The Glyn family has held a Dorset estate since the mid-18th Century. Its principal mansion, Gaunts House, nowadays houses the Baronet and a forward-looking educational centre. High Lea Farmhouse, an imposing and beautiful 9 bedroom, 3 storey residence was built circa in Victorian times, being part of an active farm for many generations, shared with an alternative primary school since 1982, an extension to Gaunts House accommodation, a plumbing school, and a meditation centre. It is now for sale alongside the adjacent buildings used for the same purposes, and an estate cottage about 1.2 miles away in the hamlet of Hinton Parva.

This group of properties represents a rare opportunity to acquire a significant enclave of buildings of interesting heritage and with great potential as yet untapped, in an attractive rural position close to the picturesque village of Witchampton. There is good road access to the market town of Wimborne Minster and the large village of Cranborne, both of which offer a wide range of amenities.

A planning application has been lodged with Dorset Council to replace pole barns known as The Old Farm Buildings with 5 new residential homes, and The Grain Store has further potential subject to permission and applications being made.

Previous uses for the buildings range from active farm buildings, school rooms, offices, commercial/retail premises and family home.

LOT 1- High Lea Farmhouse, High Lea
Starting Bid £900,000

Being sold via Secure Sale online bidding. Terms & Conditions apply.

COUNCIL TAX: Band G EPC: Band F

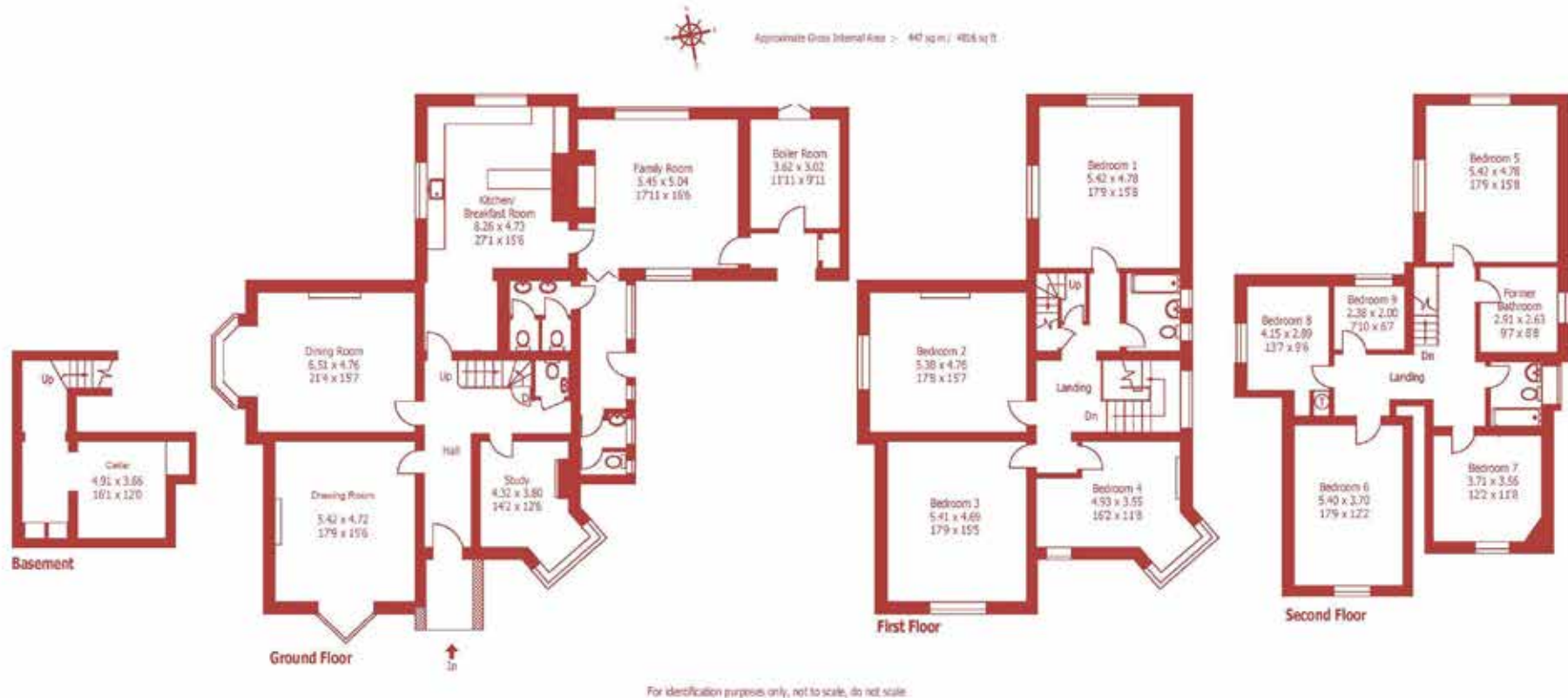
This is an opportunity to either restore or convert a substantial and rare Victorian farmhouse. Constructed with traditional red brick, the home showcases elegant architectural details including stone mullions, a striking triangular bay window, intricate corbelling, and a natural slate roof. Connected to mains electricity and water, the property also benefits from private drainage and oil fired heating.

The layout includes four spacious ground floor reception rooms, a generous kitchen/family area, several ancillary rooms and a cellar. The upper floors offer particularly ample accommodation, with the potential for extension, subject to planning approval.

The property greets visitors with a charming open-fronted porch, complete with a gabled slate roof, quarry tiled floor and detailed timber accents. Step into a long entrance hall featuring decorated quarry tiles, a WC suite and steps down to the cellar.

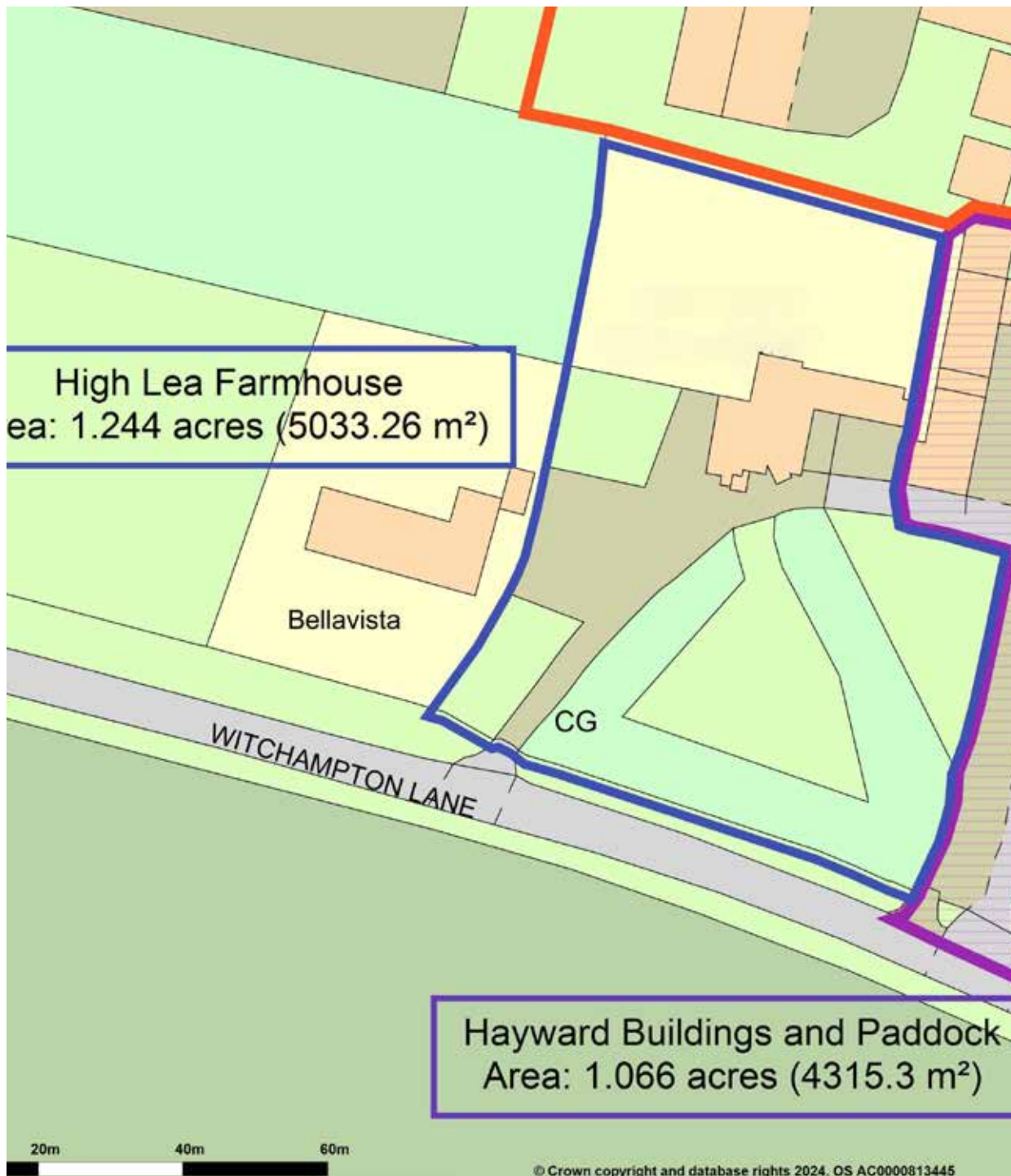
The drawing room boasts a fireplace, detailed corncicing, picture rails, and a stunning A-frame window. Adjacent is a large dining room featuring a brick fireplace, corncicing, picture rails, and a bay window





DISCLAIMER:

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overlooking the gardens. The study, complete with a brick and stone fireplace and box bay window, offers a quiet retreat. The dual-aspect kitchen/breakfast room features oak countertops, a butler's sink, breakfast bar, and Karndean flooring, all with views of the garden and surrounding countryside.

From the kitchen, a door leads to a family room featuring a floor-to-ceiling brick fireplace with inset range and access to a veranda and the garden.

Upstairs, a half landing with a large window floods the space with light. Four bedrooms can be found with various feature fireplaces, box bay windows and detailed cornices.

A concealed staircase leads to the second floor, where the large L-shaped landing showcases exposed A-frame timbers and a rooflight. Bedrooms 5 through to 9 each offer unique features, such as exposed beams, Velux style windows, and far-reaching views of the countryside and Witchampton village.

Outside, a 5-bar gate opens to a large courtyard with ample parking for cars or caravans. The front of the property is bordered by mature oak and beech trees, while the rear garden is enclosed by hedges and trees, providing privacy and tranquillity, with a mix of lawns and shrubbery.





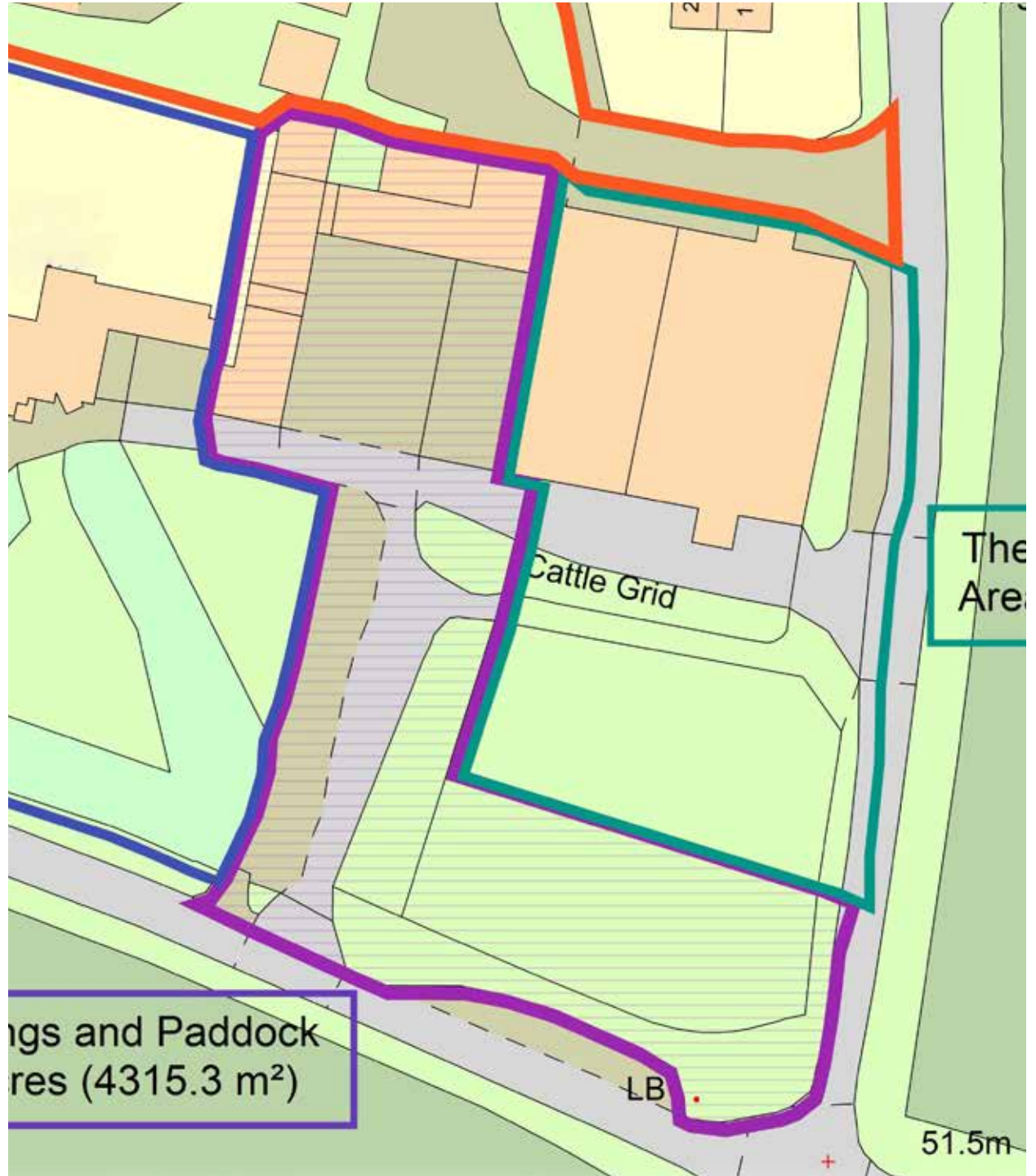
LOT 2- Hayward Buildings and Paddock, High Lea
Starting Bid £600,000

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Set in the former farm buildings of High Lea Farm, this beautiful series of buildings has been used previously as school rooms, Retreat accommodation, offices/workshops for local people, and shops for local producers. The plot of land has the benefit of dual access, off-road parking for dozens of vehicles, and a small paddock.

The buildings have multiple entrances. To the left is a two storey red brick building in good condition, the ground floor of which was previously used as a butchers' shop. The first floor is split into three separate offices. Currently the building has one occupant, 'The Avid Seamstress', whose lease expires in June 2025. Beyond and connected to the Hayward Building is a modern WC & shower block for ladies and gents, (not shown on map). At a right angle to the office buildings, the brick built barns, in various conditions, are currently used as storage. The 'U' shape of the original buildings is completed by a large, three-storey corner former grain drying and processing mill. The return range, now derelict, formerly housed a multi-purpose shop and café, toilets, cold storage etc.

The Hayward Range of Buildings offer great potential and, subject to planning permission, could be converted into stunning holiday cottages or residential dwellings.



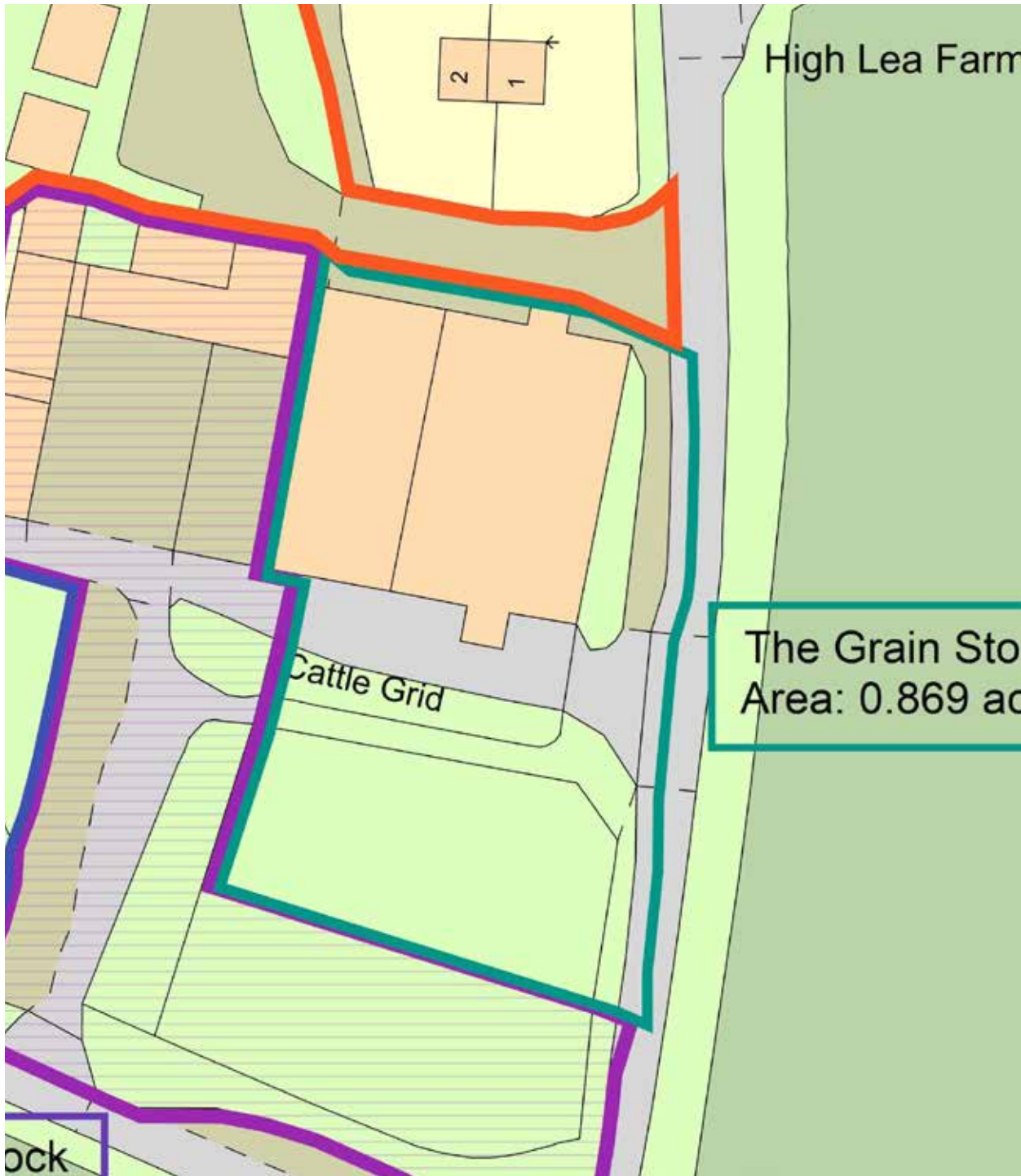


LOT 3- The Grain Stores and Paddock, High Lea
Starting Bid £450,000

Being sold via Secure Sale online bidding. Terms & Conditions apply.

The Grain Stores are a series of two large barns currently occupied on an informal lease by Autovan Services Ltd who are paying £45,000 per year for a 9-year lease with a break clause at year 3 (Nov 2026).

The properties have no current application for conversion but have been discussed previously as having potential for demolition and replacement with four, large, detached residential dwellings with gardens, or several semi-detached. The plot is just under half an acre, with its own access, plus a small paddock. It will be conveyed with the paddock immediately south of The Grain Stores, which is currently used as parking for the tenants and their customers.





LOT 4- The Old Farm Buildings, High Lea
Starting Bid £750,000

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Planning application: P/FUL/2024/01993 (Decision Pending)

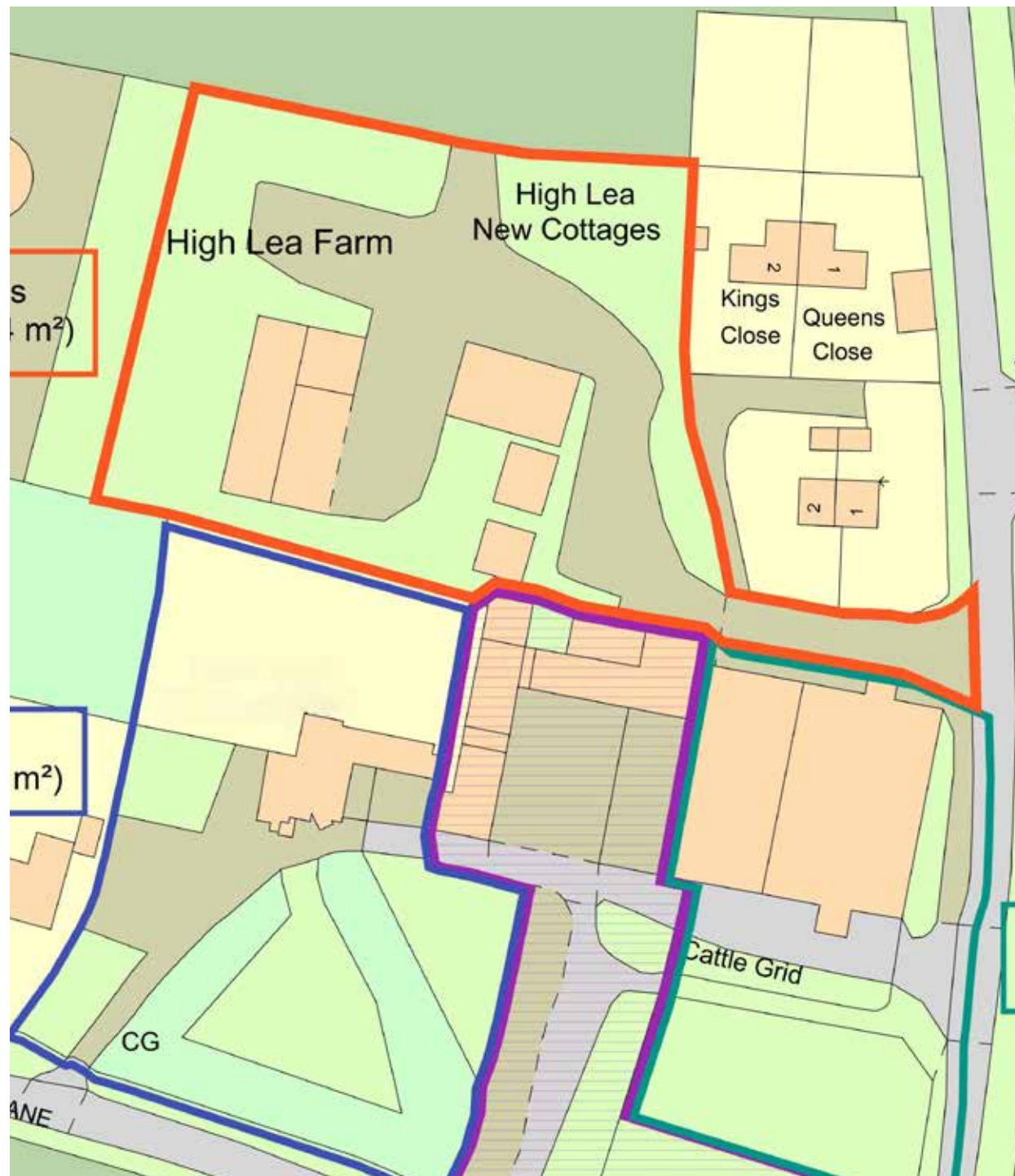
The Old Farm Buildings occupy circa 1.25 acres of land with independent access from the highway. This lot has a current planning application under consideration with the local planning authority to demolish the current pole barns and erect five replacement dwellings in a modern barn style, along with parking and gardens. This is to be arranged as a terrace of three 4 bedroom chalet style houses and a pair of semi-detached houses.

The estimated gross development value of this is believed to be £3,500,000.

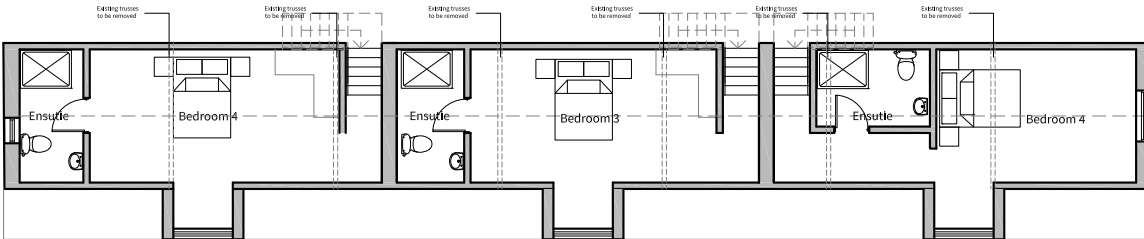
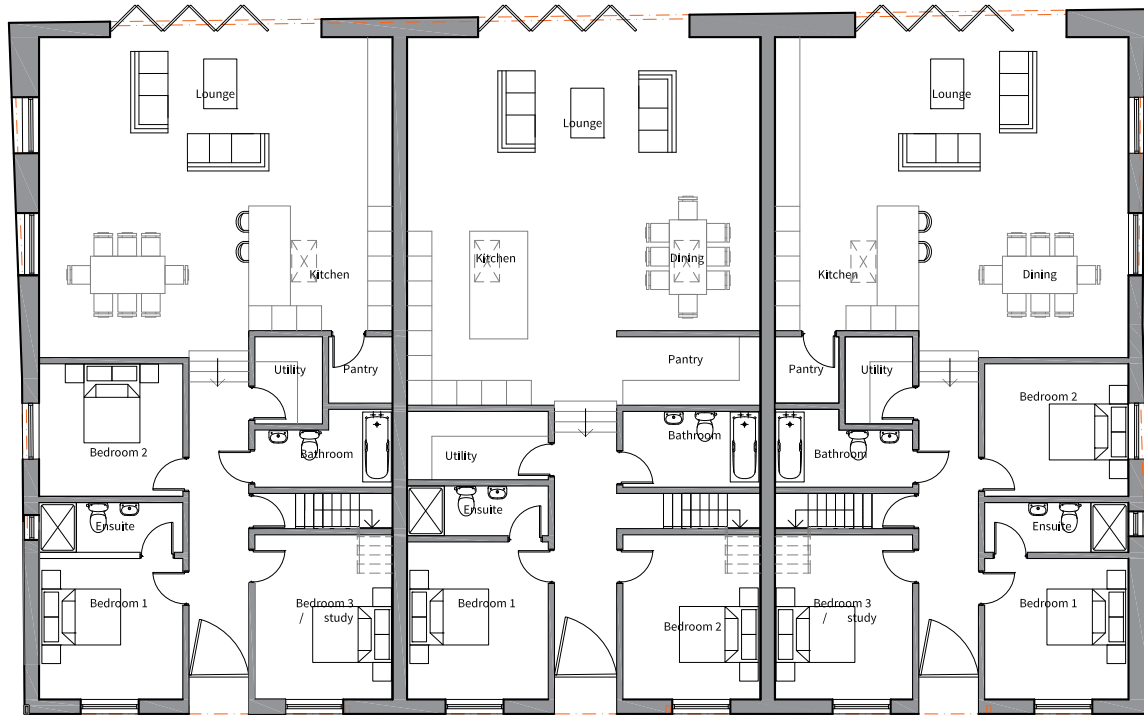
The chalets would have, on the ground floor, 3 double bedrooms, an en suite shower room, a family bathroom, a utility room, a pantry and a large kitchen/dining/family room overlooking the garden. Upstairs would be a main bedroom with dressing area and en-suite shower room. This terrace has been designed to be in keeping with the height and depth of the current building.

The pair of semi-detached houses would have, on the ground floor, a snug, a shower room, and an

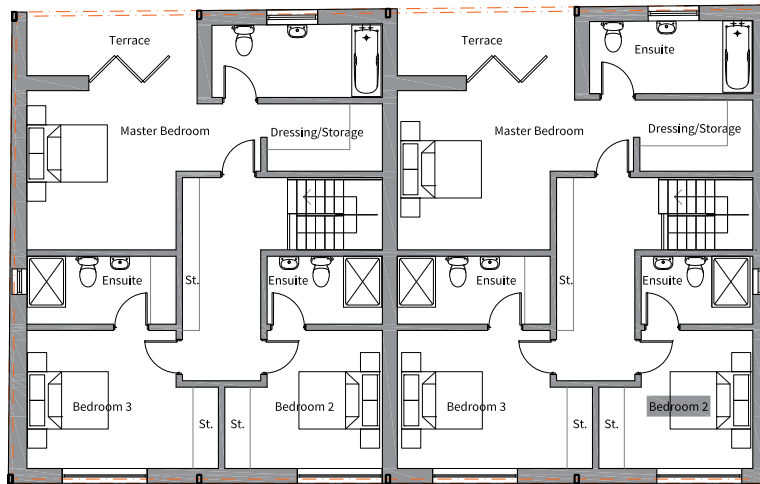
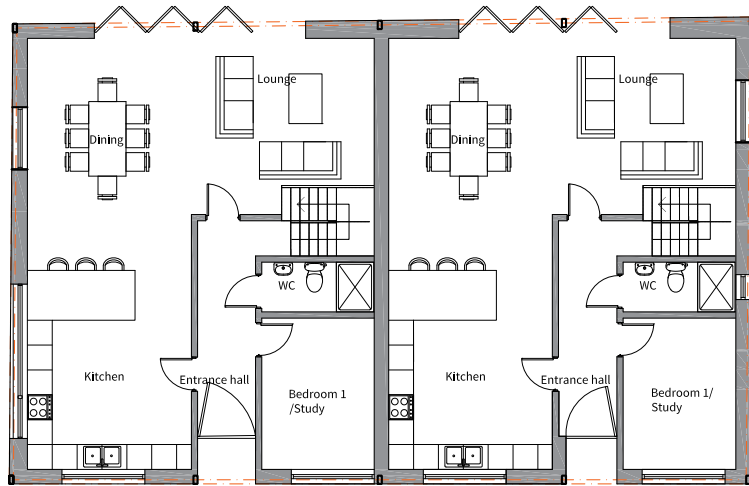
open plan L-shaped kitchen/dining/family room leading out to the garden. Upstairs there would be 3 double bedrooms, all with en-suite facilities, a dressing room, an en-suite bathroom and a terrace giving views across open farmland.







FIRST FLOOR PLAN
28SQM PER UNIT





LOCATION

Witchampton is a sought after village nestled in the beautiful Dorset countryside, served by a First School, a Pre-School and Nursery, a church and a community club/shop. Wimborne is c.4 miles south; Cranborne c.6 miles north. The Jurassic Coast and Bournemouth International Airport are within easy reach, as is the coastal town of Poole (10 miles) and the city of Salisbury (28 miles), both of which have mainline rail links to London Waterloo.

DIRECTIONS

From Wimborne, proceed toward Cranborne on the B3078. At the High Lea crossroads signposted left to Witchampton and right to Gaunts Common, turn left and take the first turning on the right into High Lea Farm.

OVERAGE

All lots are sold with an agreed overage clause which can be accessed as either part of the legal pack or by separate request to the selling agents. Some lots have a given number of units allowed as permitted development as part of the agreed sale.



LOT 5- 47/48 Hinton Parva, Wimborne
Starting Bid £600,000

COUNCIL TAX: 47: Band C 48: Band C
EPC RATING: 47: Band G 48: Band F

Being sold via Secure Sale online bidding.
Terms & Conditions apply.

Excellent refurbishment opportunity: A detached Victorian cottage, (formerly two), offering great scope for improvement and extension (subject to planning consent) into a delightful character home. It stands on a large garden plot of almost 0.4 of an acre, with ample space for parking and garaging, in an idyllic rural location tucked away from main roads and traffic noise.

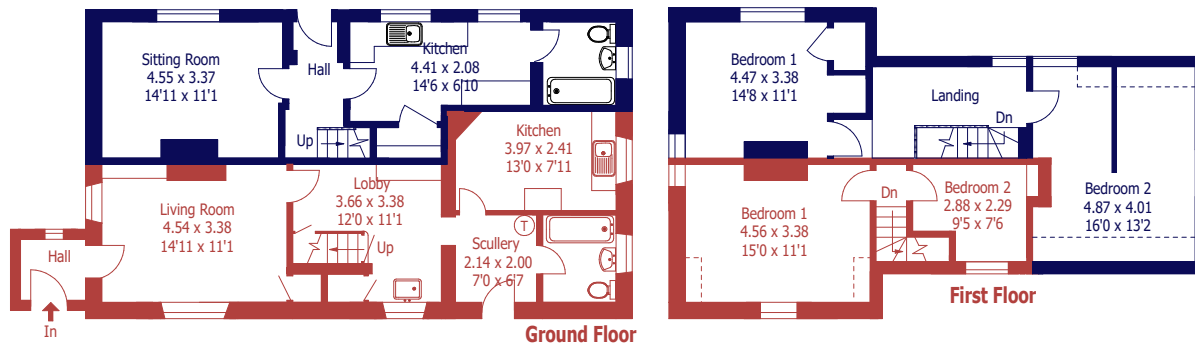
The property comprises entrance porch, living room, sitting room (with open fireplace), entrance hall, kitchen, inner lobby, utility room, scullery, 2 bathrooms, and 2 staircases to the first floor where there are 4 bedrooms.

DIRECTIONS: From Wimborne, proceed north on the B3078 Cranborne Road for about 3.5 miles, through the hamlet of Stanbridge, and shortly after turn left, signposted Hinton Parva. Proceed down the 'no through' lane. On reaching the first group of houses on the left, the property can be found towards the end of the row.



Approximate Gross Internal Area :- 76 sq m / 819 sq ft

Approximate Gross Internal Area :- 80 sq m / 860 sq ft



For identification purposes only, not to scale, do not scale





Auctioneers' Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this on-line auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.