



PRESS RELEASE

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A First For West Dorset

The removal of an agricultural occupancy condition from a property in West Dorset was a major triumph for both Acorus and their client as it was understood to be the first allowed in the county.

On behalf of the owners of The Manor House, Over Compton, Sherborne, Dorset, Acorus Rural Property Services Ltd successfully proved that there was no longer a need for an agricultural dwelling as no agricultural enterprises were being operated from the site. A direct marketing campaign advertising the property at a reasonable guide price, reflecting the occupancy tie, produced no significant interest and therefore confirmed no demand in the locality.

Despite considerable reservations from West Dorset District Council, The Planning Inspectorate accepted at the appeal that the property had outlived its usefulness as an agricultural dwelling for most qualifying occupiers, particularly given its substantial size and value - even at a discounted price of offers in excess of £1 million.

West Dorset District Council maintain that any *applications for the removal of such conditions will be considered on the basis of the current demand for such dwellings within the surrounding locality*, although historically they have been very reluctant to remove occupancy conditions and refused any such planning applications.

James Whilding, for Acorus says 'This is a great achievement and we are proud to be the first to get a tie lifted in West Dorset for our client. An affluent property such as this would just not be viable to somebody within agriculture and now the tie has been removed, the property can be sold in the normal manner or retained for future generations without any risk of planning enforcement.'

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About Acorus

Acorus Rural Property Services Ltd is an independent firm of Chartered Surveyors and Planning Consultants with extensive experience and expertise in rural planning, diversification and property consultancy.

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