



Land behind Wood Farm, | Hordle | Lymington | Hants | SO41

**WOOLLEY
& WALLIS**

Guide Price £115,000

A fantastic opportunity to purchase a parcel of approximately 2.00 acres (0.82 ha) of pasture/grazing land, quietly situated up a gravel track. The land benefits from a good degree of natural shelter and two field shelters.

- **PROPERTY DESCRIPTION**

A parcel of approximately 2.00 acres (0.82ha) of pasture/grazing land, which has most recently had horses grazing on it. The land is boarded by hedgerows and fencing. Access is via a track from Silver Street in Hordle.

- **SERVICES**

There is water, but no electricity.

- **RIGHTS OF WAY**

There are no public rights of way crossing the property. The property is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

- **TENURE AND POSSESSION**

The land is being offered for sale on a freehold basis with vacant possession.

- **METHOD OF SALE**

The land is to be sold by Private Treaty.



- **SHOOTING RIGHTS**

All shooting rights are included within the freehold sale insofar as they are owned. (currently being verified)

- **SITUATION**

The land is in the village of Hordle, within the New Forest National Park.

The open forest at Sway and Tiptoe are easily accessible by vehicle.

The land is situated on the edge of the village in a very popular area.

- **DIRECTIONS**

From our office in Gosport Street proceed out of town on Marsh Lane. At the roundabout take the first exit and after about 100m turn right onto Sway Road. Continue along Sway Road as it becomes Silver Street. The land can be found to the right to the rear of Wood Farm but due to the land being accessed via a gate and track it will be simpler to meet in the car park of The Three Bells, just before the roundabout.

- **AGENTS NOTE**

Due to the location of the land all viewings must be accompanied.

The caravan is available to purchase under separate negotiation.





AGENT'S NOTES

Woolley & Wallis 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 an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of 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 Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were amended in May 2024.

For more information please contact us:

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