



Land at Landford Wood Farm | Landford Wood | Salisbury | SP5 2ES

Land at Landford Wood Farm, Landford Wood, Salisbury, SP5 2ES

Guide Price: £150,000

0.76 acres (0.31.ha) of amenity land situated on the edge of the New Forest National Park with potential for a variety of uses.

DESCRIPTION

The land at Landford Wood Farm extends to approximately 0.76 acres (0.31ha) of amenity land which currently supports an abundance of nature and has previously been utilised for the conservation of fodder and provides opportunities for a multitude of uses. The land is boarded by hedgerows and intermittent broadleaved trees backing onto agricultural land. The land benefits from direct vehicular access from Stock Lane, it is classed as Grade 3 land and the underlying soil is rich clay loam.

SITUATION

The land is situated in an idyllic location within Landford Wood bordering the New Forest National Park. The land is easily accessible being approximately 1.5 away from the A36 and only 11 miles from Salisbury.

SERVICES

Mains water is connected, but there is no electricity.

Mains drainage runs along the eastern boundary of the land and so there is possibility to connect to mains drainage in the future.

Potential buyers will need to make their own enquiries in regards to connections to mains services.

RIGHTS OF WAY

The land 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.

There are no public rights of way crossing the land.



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.

SPORTING & SHOOTING RIGHTS

All sporting rights and any timber are included within the freehold sale insofar as they are owned.

DESIGNATIONS

The land is situated in a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME & ENTITLEMENTS

There are no Basic Payment Scheme Entitlements or any other entitlements included in the sale.

DIRECTIONS

From Salisbury, proceed south-east on the A36 towards Southampton. After approximately 9 miles, take the left hand turning signposted to 'Landford Wood' onto Stock Lane. At the fork in the road, bear right and continue on this track for a further half mile where the land can be found on the left hand side of the track. The land can be identified by a Woolley & Wallis "For Sale" sign.

POSTCODE

SP5 2ES

WHAT3WORDS

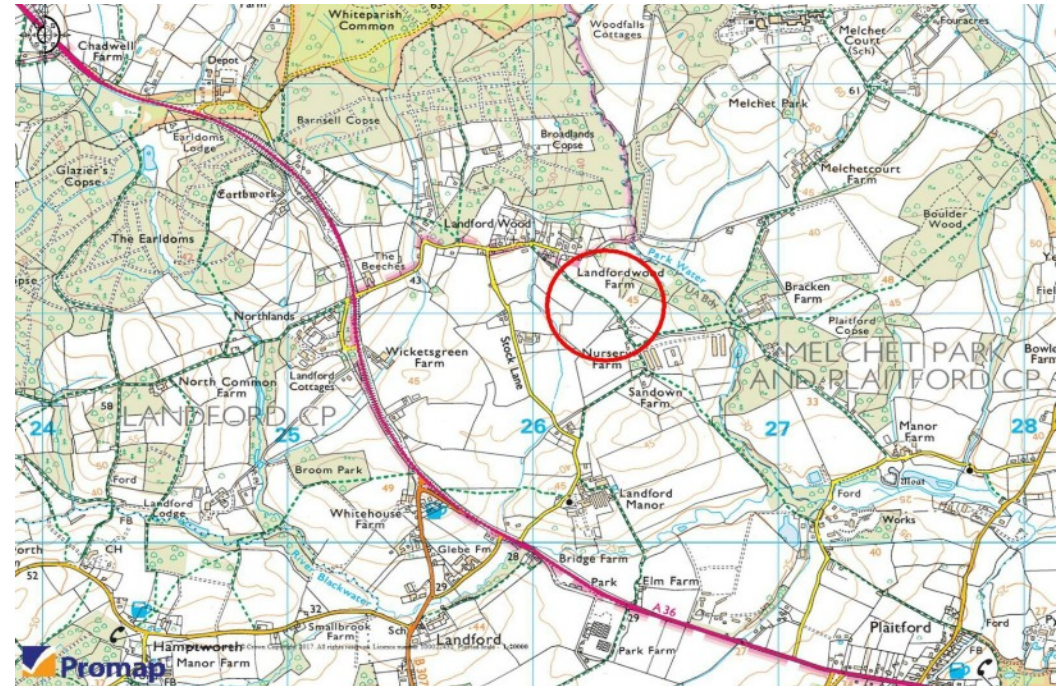
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VIEWINGS

All viewings are by appointment only through the Romsey Residential Department on 01794 512129.

AGENT DETAILS

Dougal Trentham
Woolley & Wallis
4-6 Bell Street
Romsey
SO51 8ZN
d.trentham@w-w.co.uk





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