



Land off Stock Lane | Landford Wood | Salisbury | SP5 2EW

Land off Stock Lane, Landford Wood, Salisbury, SP5 2EW

Guide Price: £250,000

- **6.12 acres (2.48 ha) of versatile pastureland**
- **Situated in an excellent location surrounded by Landford Wood on the edge of the New Forest National Park**

DESCRIPTION

The Land off Stock Lane extends to approximately 6.12 acres (2.48 ha) of versatile pastureland which is currently used for the conservation of fodder. The land backs onto Landford Wood and there are two small coppices of well established mixed broadleaved woodland (predominately ash, oak and beech) situated on both the southern and northern boundaries. The land is Grade 3 arable land, the underlying soil is rich clay loam and the land is boarded by hedgerows with intermittent trees.

SITUATION

The land is situated in an idyllic location in Landford Wood bordering the New Forest National Park. The land is easily accessible being approximately 1 mile from the A36 and only 11 miles from Salisbury.

SERVICES

The land benefits from a mains water connection.

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

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.

HISTORIC RESTRICTIVE COVENANTS

The land is subject to historic restrictive covenants. For further details, please contact the Agent.

NATURAL CAPITAL

The land has been used for agricultural production and so may present an opportunity to deliver biodiversity net gain, nutrient offsetting or other natural capital opportunities.



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.

LOCAL AUTHORITY

Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ

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. Continue along Stock Lane for approximately half a mile and the land is situated on the left hand side opposite the fork to Stock Lane. The land can be accessible from a Woolley & Wallis "For Sale" sign.

POSTCODE

SP5 2EW

WHAT3WORDS

///televise.mankind.bashful

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



