



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

## **Land and Barn at Landford Wood Farm, Landford Wood, Salisbury, SP5 2ES**

**Guide Price: £750,000**

- **6.06 acres (2.45 ha) of versatile pastureland with an agricultural barn**
- **Situated in an excellent location on the edge of the New Forest National Park**

### **DESCRIPTION**

The Land and Barn at Landford Wood Farm as a whole, comprises approximately 6.06 acres (2.45 ha) of Grade 3 arable land where the underlying soil is rich clay loam. The steel framed building is approximately 14m x 12m (166.66 m<sup>2</sup>) sitting on a concrete hardstanding and has possibilities for diversification. The barn is surrounded by attractive pastureland which is currently used for the conservation of fodder. The land benefits from two vehicular accesses off Stock Lane.

### **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 miles 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 the mains services.

### **HISTORIC RESTRICTIVE COVENANTS**

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

### **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.

### **LOCAL AUTHORITY**

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

### **PLANNING HISTORY**

Planning permission was granted for the demolition of the existing lean-to on the north-eastern agricultural barn and erection of a replacement lean-to along the south-western elevation. Further details regarding the planning application can be found on Wiltshire Council's Website under reference: 20/01172/FUL.

Prospective purchasers must satisfy themselves as the viability of planning.

### **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.



## 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 right hand side of the track. The land can be identified by a Woolley & Wallis "For Sale" sign.

## NEAREST POSTCODE

SP5 3ES

## WHAT3WORDS

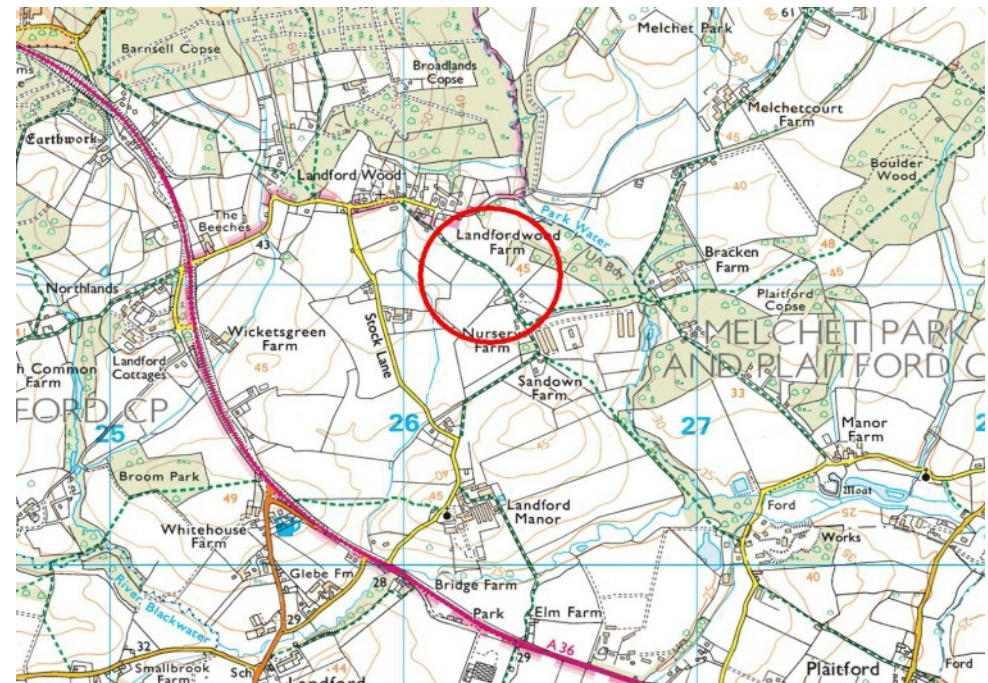
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## VIEWINGS

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

## AGENT DETAILS

Dougal Trentham  
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